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IRS Unveils Procedure Enabling Commercial Property Owners to Qualify for Energy Efficiency Deduction

WASHINGTON – The Internal Revenue Service today issued an advance copy of a notice explaining how commercial building owners or leaseholders can qualify for the tax deduction for energy-efficient commercial buildings. The notice establishes a process to certify the required energy savings in order to claim the deduction.

The commercial building deduction, which was enacted in the Energy Policy Act of 2005, allows taxpayers to deduct the cost of energy-efficient property installed in commercial buildings.

The amount deductible may be as much as \$1.80 per square foot of building floor area for buildings that achieve a 50-percent energy savings target. The notice provides that buildings below the 50-percent threshold may, nevertheless, qualify for a deduction of up to \$0.60 per square foot of building floor area if they meet a 16-percent energy savings target.

Before claiming the deduction, the taxpayer must obtain a certification that the required energy savings will be achieved. Today's notice prescribes the content of that certification and the qualifications that must be met by the person providing the certification.

The notice also announces that the Department of Energy will create and maintain a list of software that must be used to calculate energy savings for purposes of providing certification. It also provides a process that software developers must use if they want their software included on that list.

For more information see Notice 2006-52, which can be found at irs.gov.

Related Item:
[Notice 2006-52](#), Deduction for Energy Efficient Commercial Buildings

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