

## Brownfields Redevelopment Tax Incentive Reauthorization Act of 2025

[H.R. 815](#), recently reintroduced by Rep. Sherrill (D-NJ) and Rep. Turner (R-OH), would allow taxpayers to fully deduct the cleanup costs of contaminated property in the year the costs were incurred. By allowing for the expensing of remediation costs, the deduction makes contaminated sites far more competitive to develop. Brownfield remediation improves community well-being, unlocks new land for housing, and paves the way for economic development and job creation. Restoring the brownfields redevelopment tax incentive would further support this work by:

- **Facilitating remediation and redevelopment:** The lower effective cost of cleanup facilitated by the brownfields tax deduction ushers in economic gains that flow from new capital investment. New development brings both construction and permanent jobs, as well as housing, community facilities, retail, and office space that revitalizes communities. Importantly, the deduction provides a critical source of capital that can fund a project's cleanup costs in markets where lenders are wary of financing cleanups, particularly for smaller developments.
- **Restoring land to productive use/tax roles:** When brownfields, which are not typically contributing to the tax rolls for their highest or best use, are remediated and redeveloped, they begin to generate increased tax revenue as the property itself is returned to productive use and the values of adjacent properties increase.
- **Leveling the playing field for redevelopment:** The brownfields tax incentive also standardizes the tax treatment of cleanup costs among the potential parties pursuing cleanup. Currently, those who caused the pollution or are otherwise liable to conduct a cleanup are able to expense their cleanup costs. Restoring this incentive will again allow volunteers to do the same.

The federal Brownfield Tax Incentive was first passed in 1997 to allow parties who voluntarily investigated and remediated contaminated properties to deduct all cleanup costs on their federal income tax return in the year they spent the money on cleanup. By allowing for expensing rather than requiring remediation deductions to be spread out over ten years, the tax incentive was a powerful driver of private investment in the economic revitalization of brownfields. Before it expired in 2012, this deduction was used more than 625 times in more than 40 states.

*The **National Brownfields Coalition (NBC)** is a unique, non-partisan alliance that advocates for policy change and funding to responsibly clean up and reuse underutilized or environmentally-impacted land. The coalition educates, advocates, and convenes stakeholders nationally to advance brownfields redevelopment and thriving communities.*