

*This article appeared in the following media:*

*Collinsville Herald  
Granite City Press-Record  
Monroe County Clarion  
St. Clair County Journal  
December 9, 2009*

*St. Louis Post-Dispatch New Home Folio  
St. Charles Journal  
Wentzville Journal  
December 6, 2009*

**BUILDING YOUR NEXT HOME**

**IMPORTANT FACTS**

*About the Extended &  
Expanded First-Time  
Home Buyer Tax Credit*



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**IF YOU ARE IN THE MARKET FOR A NEW HOME**, you may still be able to claim the First-Time Home Buyer Credit. Congress recently passed The Worker, Homeownership and Business Assistance Act of 2009, extending the First-Time Home Buyer Credit and expanding who qualifies.

For those wanting to build a new home, it is a good idea to get shopping soon! A new home can take a few months to build and it is a good idea to sign a contract in early 2010 to get closed by the deadline. You can visit [www.stlhba.com](http://www.stlhba.com) and click on the yellow box that says "search for new homes now" to find a variety of new homes built by HBA members.

Here are the top 10 things the IRS wants you to know about the expanded credit and the qualifications you must meet in order to qualify for it.

1. You must buy - or enter into a binding contract to buy a principal residence - on or before April 30, 2010.
2. If you enter into a binding contract by April 30, 2010 you must close on the home on or before June 30, 2010. For those buying new homes that need to be built, it is advisable to have the contract signed by late February or early March at the latest in order to meet the closing deadline.
3. For qualifying purchases in 2010, you will have the option of claiming the credit on either your 2009 or 2010 return.
4. A long-time resident of the same home can now qualify for a reduced credit. You can qualify for the credit if you've lived in the same principal residence for any five-consecutive year period during the eight-year period that ended on the date the new home is purchased and the settlement date is after November 6, 2009.
5. The maximum credit for long-time residents is \$6,500. However, married individuals filing separately are limited to \$3,250.
6. People with higher incomes can now qualify for the credit. The new law raises the income limits for homes purchased after November 6, 2009. The full credit is available to taxpayers with modified adjusted gross incomes up to \$125,000, or \$225,000 for joint filers.
7. The IRS will issue a December 2009 revision of Form 5405 to claim this credit. The December 2009 form must be used for homes purchased after November 6, 2009 - whether the credit is claimed for 2008 or for 2009 - and for all home purchases that are claimed on 2009 returns.
8. No credit is available if the purchase price of the home exceeds \$800,000.
9. The purchaser must be at least 18 years old on the date of purchase. For a married couple, only one spouse must meet this age requirement.
10. A dependent is not eligible to claim the credit.

The tax credits are expected to boost new and existing home sales by 180,000. These sales are also expected to generate more than 200,000 new jobs, primarily in residential construction and related fields but also through the jobs created by the ripple effect.

You can visit [www.stlhba.com](http://www.stlhba.com) to learn all the ins and outs of the tax credit and find your new home!