

## Wood frame carpentry and Low-Income Housing Tax Credits

Legislation passed in 2025 (laws of [Minnesota 2025, Chapter 32, Article 4, Section 14](#)) allows the use of the applicable federal residential carpenter wage rate under the Davis-Bacon Act in specific circumstances. This rate may be used:

- for the erection, remodeling or finishing of a structure up to six stories, or a portion thereof, that is wood framed and intended for residential use;
- when the project is subject to state prevailing wage requirements due to Minnesota Statutes § 116J.871, subd. 2, and the only source of state financing consists of allocations or awards of Low-Income Housing Tax Credits;
- for carpenter work as described in Minn. R. 5200.1102, subp. 4.; and
- where the allocating agency, as defined in Minn. Stat. § 116J.871, subd. 1(f), has first adopted an ordinance or policy allowing the use of the federal residential carpenter rate.

Federal Davis-Bacon wage rates can be found at [sam.gov/wage-determinations](https://sam.gov/wage-determinations). These rates can be searched by county and type of construction. When applicable, the federal residential carpenter rate should be included alongside the relevant Minnesota wage determination wherever required.