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Safeguarding Built Heritage: Economic and Financial Aspects

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Abstract: The architectural heritage is one of the structural elements of the nation with an enormous energy potential for spiritual development and national consciousness in the multitude of nations, and ethnic groups in the world; as well as an anchor in the wave of change generated by the globalization process. A major impediment to safeguarding the pact is the lack of financial means. The protection and maintenance of architectural monuments were and are expensive. In this research, the authors set out to examine the experience of different countries on how to finance rehabilitation, restoration, conservation, maintenance and/or revitalization of built heritage. Economic aspects of heritage safeguarding applied in the Netherlands, Romania, Russia, Turkey, the USA are examined. Economic and financial measures for safeguarding heritage are identified at the country, municipality (locality) and object level. The state of the existing built heritage in the municipality is analyzed. Chisinau, the capital of the Republic of Moldova, has the economic situation and the existing potential within the current legal framework. The correlation between the state of the object, the type of intervention required and the potential, sources, and financing modalities are highlighted. The opportunities and impediments to the implementation of economic and financial measures to safeguard the heritage in the conditions of the Republic of Moldova are assessed.

Keywords: Financing sources, Taxation, Financing schemes, Project, Legislation

Introduction

Safeguarding shall be taken to mean the identification, protection, conservation, restoration, renovation, maintenance and revitalization of historic or traditional areas and their environment. (UNESCO, 1976) The problems of safeguarding the built heritage were brought to the attention of the society at the beginning of the twentieth century and pointed out in various international acts such as: International Charter for the Conservation and Restoration of Monuments and Sites (The Venice Charter 1964) (INCOMOS, 1965), which offers wider possibilities for the application of the principles of restoration to the specific character of the architectural heritage of different countries, Convention for the Protection of Cultural Property in the Event of Armed Conflict with Regulations for the Execution of the Convention 1954, which by the second protocol provides for the necessary safeguard measures to be carried out in peacetime (UNESCO, 1999), Convention concerning the Protection of the World Cultural and Natural Heritage 1972, which provides the establishment of a Fund for the Protection of the World Cultural and Natural Heritage of Outstanding Universal Value, called „the World Heritage Fund” (UNESCO, 1972). Assistance granted by the World Heritage Committee may take the following forms: studies concerning the artistic, scientific and technical problems raised by the protection, conservation, presentation and rehabilitation of the cultural and natural heritage; provision of experts, technicians and skilled labor to ensure that the approved work is correctly carried out; training of staff and

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specialists at all levels in the field of identification, protection, conservation, presentation and rehabilitation of the cultural and natural heritage; supply of equipment which the State concerned does not possess or is not in a position to acquire; low-interest or interest-free loans which might be repayable on a long-term basis; the granting, in exceptional cases and for special reasons, of non-repayable subsidies.

The World Heritage Committee makes decisions on the amount of the budget of the World Heritage Fund as well as on its use. The World Heritage Fund amounts to 5.9 million dollars for the biennium 2022-2023, plus 0.4 million dollars for Emergency assistance as defined in article 21.2 of the World Heritage Convention. (UNESCO, 2022). In 1976 the Recommendation concerning the Safeguarding and Contemporary Role of Historic Areas (UNESCO, 1976) were adopted. They include the general principles and methods recommended for safeguarding the historical heritage and the specific measures required by each state are established independently according to the legislative and constitutional competence, its organizational and economic structure. Chapter IV, the Safeguarding measures, comprises the Legal and administrative measures and Technical, economic and social measures. We can currently discuss the following possibilities for economic stimulation of the safeguarding of cultural heritage:

- Subsidies at different levels;
- Grants;
- Fiscal incentives;
- Lotteries;
- „Percentage philanthropy”;
- Involvement of religious organizations as partners;
- Involvement of non-profit organizations.

Grants can be awarded either from the local or international sources (e.g. (European Commission, 2022) (UNESCO, 2022), from budgetary or non-budgetary sources. For example, part of the costs of restoration work can be reimbursed or the owner may be subject to additional tasks to ensure access (Italy, United Kingdom, France, Spain) (Rubinstein, 2016). Several EU funding programs support cultural (architectural) heritage under the current Multiannual Financial Framework, the EU’s multiannual budget covering the period between 2021 and 2027 (EU, 2022):

- European Social Fund Plus (ESF+) (Programme: Cohesion Policy) has a budget of €99.3 billion for the period between 2021 and 2027 and offers support in the form of grants through the implementing organization EU Member States and European Commission.
- SME window (Programme: Invest EU). The total budget includes EU Budget guarantee of €6.9 billion out of total Invest EU budget guarantee of €26.2 billion. Support in the form of financing (loans, guarantees, co-investments, etc.) is proposed over the period 2021 – 2027 through implementing organization European Investment Fund and other implementing partners.
- New European Bauhaus (Programme: New European Bauhaus) offers support such Grants or Financing (loans, guarantees, co-investments, etc.) for the period 2021 – 2027.

In many countries, the possibility of preferential taxation is integrated into fiscal policy, and the options for subsidies and tax exemptions are unique and used differently in each country. Tax incentives apply not only to investors, but also to those who restore historic properties for their own use. As the value of property increases after the restoration work, so does the property tax, whose rates are very high in European countries. However, taking into account the costs incurred, a system of maintaining the same tax rate until the restoration is carried out. The right to tax cuts can be offered, for example, to a group of companies that support projects to revitalize the architectural heritage, historical sites. For the first time, the tax cuts were introduced in 1976 in the US and, as a result, the restoration of historic monuments has become 13-28% cheaper for homeowners than the demolition and construction of a new building in its place, while before the adoption of the law was 4-7% more expensive. In 1981, a law was passed that provided for a 25% tax cut for investments in the restoration of historic buildings (in 1986, the cut was reduced to 20%) (Rubinstein, 2016).

In addition to charity, sponsorship and a variety of tax preferences, there is the international experience in successfully attracting additional sources of support for cultural heritage. The national lotteries, endowment funds or investment funds, "percentage philanthropy" and marked taxes are the most notable. In many countries (UK, Canada, Italy, Germany, Finland, etc.), a part of the lottery proceeds is used to fund cultural heritage. In developing their national lotteries, Italy and the United Kingdom have placed particular emphasis on raising additional resources for a variety of projects that support the conservation and promotion of local, regional and national heritage.

Since the late 1990s, a number of European countries (Hungary, Lithuania, Poland, Romania, Slovakia, Italy, etc.) have developed the institution of "percentage philanthropy", based on the principle of "tax allocation", which allows citizens to contribute 0.5% to 2% for beneficial social purposes. It is a public spending mechanism that allows taxpayers, within certain limits, to allocate financial support to the social and cultural sphere from income tax paid, without increasing the tax burden or making additional contributions.

An important possibility is the involvement in partnership of religious organizations in cultural heritage conservation activities. Church institutions are responsible for their property and are subject to protection obligations. For example, the Swedish Law on Cultural Heritage prohibits any major structural changes to church buildings built before 1939 without the permission of the provincial administration. Every country has a rich history and unique culture, including an exceptional architectural heritage that it tends to preserve as much as possible for future generations, but the international practice proposes various approaches to the conservation of damaged, degraded, inadequately managed real estate.

Financial Aspects of Safeguarding Practiced in Some Countries

Netherlands

The financing of the architectural heritage in the Netherlands is clear, transparent and accessible. The government provides grants and loans for the conservation and restoration of registered national monuments. Owners expect simple rules and regulations from the government, advice and information. There are three main schemes for financing the architectural heritage (Table 1) (Moraru, 2021).

Table 1. Three schemes used by the Dutch government to finance architectural heritage

I. Scheme for redevelopment and designation of a new use	II. Conservation scheme of listed monuments	III. Loans from the National Restoration Fund
Subsidy to support energy feasibility and sustainability studies, and redevelopment plans, respectively. The studies are performed by experts, their services being paid at market prices.	Subsidy to support preventive and regular maintenance. Owners of monasteries, castles, windmills and lighthouses are eligible for grants. Owners of residential property, according to separate regulations, also have access to specific subsidies.	Loans are offered at national and regional level, at a low interest rate and at national level at a market rate. For churches and schools, funding is also offered at reduced rates.

Scheme 1. The grant for the redevelopment and designation of a new use of architectural heritage objects may be used for national, provincial, municipal monuments and buildings of cultural or historical significance (even if they do not have the status of a monument). The grant can be used for emergency measures to prevent the degradation of the monument, namely research to find new uses of buildings for which a new use is difficult to find. This category includes churches, schools or industrial complexes, with the exception of residential buildings. That grant shall include feasibility studies and sustainability studies. For each grant period (current period is 15 September 2021 - 1 October 2022), the following are available:

- a) 1,7 million euros for feasibility studies;
- b) 0,5 million euros for sustainability studies.

The grant for a feasibility study covers 70% of the costs of this study and will be:

- a) At least 10 000 euros and at most 25 000 euros per application for a feasibility study;
- b) A maximum of 4 000 euros per application for an energy sustainability study.

Scheme 2. Maintenance costs for monuments that are not used as dwellings can be covered by the subsidy for the conservation of national monuments. The most important conditions of the Sim conservation scheme are:

- Owning a non-residential national monument (registered museums, churches, mills, water towers, etc.) or an archaeological or natural monument ("green").
- Evidence of maintenance of the object, based on a conservation plan of 6 calendar years, with rational and pragmatic expenses planned in each period.

The maximum amounts available each year for the grant are:

- a) For national archaeological monuments: 800 000 euros,
- b) Green monuments: 8.3 million euros,
- c) Other national monuments: 55.92 million euros.

The eligible costs on the basis of which the amount of the grant is determined are a maximum of 3% of the reconstruction value, the grant may cover up to 60% of the eligible costs. For an object, the eligible costs are a maximum of 60,000 euros, except for green monuments and national archaeological monuments. Subsidies for residential monuments are a separate category. Private owners can apply from 1 March to 30 April each year for a subsidy for the maintenance of national residential monuments. *The Cultural Heritage Agency* deals with the grant application. Applications must be accompanied by detailed photos and invoices. For costs higher than 70 000 euros, an inspection report is required before work can start. According to the Agency for Cultural Heritage for 2020, about 111.2 million euros were granted through the grant for the conservation of national monuments, of which 68.2 million euros - for non-residential monuments and 43 million euros - residential. In 2019, the total value was 115.6 million euros, of which 79.1 million euros - conservation of non-residential monuments and 36.5 million euros - residential.

Scheme 3. The National Restoration Fund- Restauratiefonds (FNR) provides loans. To date, more than 13,000 monument owners (both economic agents and individuals) have been supported by several forms of low-interest loans. Loans are divided into categories at national and regional level (Table 2).

Table 2. Types of loans offered by the National Restoration Fund

Nationally	Regionally
<ul style="list-style-type: none"> - with a low interest rate • The loan for the energy sustainability of monuments is a low interest loan (1.0% - 1.5% in 2021), which is granted to the owner of a national monument, for a maximum term of 30 years. As a guarantee the monument is mortgaged, additional guarantees may also be requested. The value of the loan depends on the investment in energy savings. Repayment is made by constant annuities. • The PLUS monument energy sustainability loan is a low-interest loan that is granted to owners of national monuments who are not registered as residences, for a maximum period of 30 years. - with a market rate • The bridging business loan is a short-term loan with market interest. This funding can be offered in 2 cases: <ul style="list-style-type: none"> ○ Coverage for the period in which the owner has 2 buildings with monument status, one of which is sold and the other purchased (but also renovated); ○ To refinance future grants. Reimbursement is offered with 3 types: linear (equal series); constant annuities; only interest, and credit - at maturity. The maximum term for a Bridging loan is 2 years in equity and 5 years from grant. • Mortgage of the monument is available at market conditions, when there are no options for low interest financing (described above). The maximum term for a loan is 15 years. 	<ul style="list-style-type: none"> - with a low interest rate • The Amsterdam Restoration Fund credits to the owners of municipal monuments in Amsterdam for a maximum period of 10 years at an interest rate on new loans granted under the current conditions of 1.5%. • The Cultuurfonds mortgage is offered for the restoration of municipal, provincial or government-protected monuments, for a period of 30 years, at an interest rate on new loans granted under the current conditions of 1.5%. - for churches and schools • Loan for energy sustainability of schools (10 years, interest rate 1.5%); • Loan for nationally listed churches (15 years, 1.5% interest rate).

Romania

In Romania, Law no. 422/2001 on the protection of historical monuments, Article 10 (3) provides for the expropriation of historical monuments and their protection areas or the establishment of easements. Given the large number of historic buildings in a state of disrepair, in 2018 the authorities decided to include the protection and restoration of national heritage buildings and the conservation and protection of degraded heritage buildings

in the category of public works. This measure offers public authorities the possibility to quickly transfer in the public domain of the state or of the administrative-territorial units, through the simplified expropriation procedure provided by Law 255/2010, the buildings classified as historical monuments, which are in a state of degradation and which require urgent repairs. These decisions demonstrate the increased interest of the state in the protection of historical monuments, the success of which depends on the concrete actions of the authorities for the restoration of the many ruined historical monuments and the funds allocated for this purpose. (Albu, 2021)

Historic buildings or those in protected areas in Bucharest have become a burden for many owners. On July 22, 2018, a decision of the General Council of the Municipality of Bucharest was published, by which the owners of buildings in the Capital can be fined 5000 - 8000 lei, if they do not rehabilitate the facades of the owned buildings. The provision is mentioned in a project of the Bucharest City Hall regarding the rehabilitation of the damaged historical buildings, where it is specified that those who cannot afford the rehabilitation of the buildings can receive help from the local public administration.

The Decision states that the rehabilitation costs will be borne by the owners of the buildings. In case they do not have the necessary amounts, they can receive help from the mayor's office if they demonstrate that the monthly income of each family member is below the average monthly salary in the economy. The owners who will not organize the reception at the end of the rehabilitation works and will not complete the technical book of the construction with the documents proving the interventions on them can be fined between 2000 and 5000 lei.

The maintenance, but especially the renovation and rehabilitation of these buildings is much too expensive. For a single building, the rehabilitation can take more than two years and the costs are high: from about 500-600 euros / m² and up to 2000 euros / m², depending on the architectural values that need to be restored. On April 5, 2021, the City Hall of Bucharest launched in public debate a program for the restoration of historic buildings in the Capital of Bucharest, both public and private property. The Municipal Restoration Program (MRP) will finance the design, finalization of land books, inventory, consolidation, restoration and enhancement of historic buildings, buildings located in classified architectural ensembles and in the built areas within the Municipality of Bucharest. The following categories of real estate on the territory of Bucharest that benefit from the legal regime of protection of historical monument can be included in the MRP:

- a) Real estate in the public or private property of the state or of the territorial administrative unit or subunits, of the institutions or public services of central or local subordination, of the legal persons of public law;
- b) Real estate owned by religious denominations recognized by law;
- c) Real estate (constructions, including facades, and land) owned by natural or legal persons under private law.

For the buildings located in architectural ensembles and protected built areas included in the MRP, the applicant will constitute a real estate guarantee equal to the amount of the MACBSR (Municipal Administration for the Consolidation of Buildings with Seismic Risk) contribution for a period of 10 years. The real estate guarantee is fully recovered from the applicant together with the related interests, in case the real estate in question was alienated to another person except the Municipality of Bucharest before the 10-year period from the establishment of the real estate guarantee. On the date of fulfillment of the 10-year term, the real estate guarantee established on the real estate expires by right. MRP funding is provided from the local budget, through the MACBSR budget, within the limits of the budgetary provisions approved for this purpose, as well as from other legally constituted sources. Bucharest City Hall offers aid to owners who can pay part of the expenses. Depending on the value of the repair or rehabilitation works, the owner will pay a percentage of the total value of the expenses:

- The amount starts from 5% and it can reach 75%;
- The higher the percentage, the higher the project will be.

All those who want to enroll in the City Hall program have the obligation: to declare their income; motivate the need for repair or consolidation; to release the property within 28 days of approval. The municipality will provide accommodation and undertakes to meet the deadline for completion of the works provided in the contract.

The financing of the rehabilitation of the historic buildings in Bucharest is done by co-financing:

- 60% of the total costs of the rehabilitation project are covered by the European Regional Development Fund and the state budget, of which:

- The rate of co-financing from the European Union through the European Regional Development Fund (ERDF) is a maximum of 85%;
- The co-financing rate from the state budget (BS) is at least 15%.
- 40% of the total costs of the rehabilitation project are to be covered by the Applicant and the Owners Association.

The local authorities have the obligation to ensure the financial resources to cover all the expenses related to the components that make up the financing application (approvals, authorizations, etc.). At the same time, the applicant is the one who will conclude contracts with the owners' association / associations for the submission and development of the project. The modalities regarding the recovery of the amounts paid by the applicant related to the contribution of the owners' association will be established by mutual agreement by the two parties, in compliance with the provisions of the legislation in force. (Albu, 2021)

Russia

The legislative framework of the Russian Federation on architectural heritage includes all normative and legislative acts governing the given field. The fundamental norms are established in art. 44 of the Constitution of the Russian Federation: Everyone has the right to participate in cultural life and to use cultural institutions, to have access to cultural values. Everyone is obliged to take care of preserving the historical and cultural heritage, to preserve the historical and cultural monuments.

The general rules are contained in the Bases of the legislation on the culture of the Russian Federation (Fundamentals of Legislation on Culture of the Russian Federation), approved by the Supreme Council of the Russian Federation on 09.10.1992, no. 3612-1 (last revised on 24.04.2020). The Federal Law of 25.06.2002 no. 73-Ф3 „On cultural heritage objects (historical and cultural monuments) of the peoples of the Russian Federation” is the basic law in the field of conservation, use and state protection of cultural heritage objects (historical and cultural monuments) (last revised on 24.04.2020). It is worth drawing attention to Article 14, which includes the privileges granted to natural or legal persons who have invested their own means in the conservation of cultural heritage objects:

- A natural or legal person, who owns with lease a property object of the cultural heritage federal property, property of a subject of the Russian Federation or municipal property, who has invested his own means in works of conservation of the cultural heritage object, ... and has ensured their implementation in accordance with this federal law, is entitled to preferential rents.
- A natural or legal person, who has the right to lease a property, which is an object of cultural heritage federal property or a land within which is the object of the archaeological heritage and who has ensured the execution of works for the preservation of this object in accordance with this federal law, has the right to reduce the rent determined by the amount of actual expenditure or part of the costs.
- A natural or legal person, who owns an object of cultural heritage of federal importance included in the unified state register of cultural heritage objects (historical and cultural monuments) of the Russian Federation's peoples, or uses it on the basis of an agreement of use free of charge and performs conservation works on his own account, is entitled to compensation for expenses incurred by him, subject to the execution of such work in accordance with this federal law. (Albu S. L., 2020)

In recent years, various heritage safeguarding programs have been launched in the Russian Federation, such as the "One Ruble Per Square Meter" program and attract private investment in the restoration and conservation of objects through a long-term lease. The main conditions are: duration of the lease - 49 years; rate before operation: market rate; after operation - 1 ruble/square meter per year; repairs and restoration cannot last more than 5 years; transfer to the investor by open auction or auction (Rubinstein, 2016)

Unlike Romania and Turkey, the Russian Federation does not provide for expropriation, but for the redemption of cultural assets for which violations have been committed. The Civil Code requires the "Purchase of Improvidently Maintained Cultural Valuables". This aspect is regulated by Article 240, which provides that: "In instances when the owner of cultural valuables relegated in accordance with a law to [the category of] especially valuable and protected by the State improvidently maintains these valuables, which threatens them with their losing their significance, such valuables may by decision of a court be withdrawn from the owner through purchase by the State or sale at a public sale. In the event of the purchase of culturally valuable the owner shall be compensated their value in the amount established by an agreement of the parties, and in the event of a

dispute, by a court. In the event of the sale at a public sale the amount received from the sale shall be transferred to the owner less the expenses for holding the public sale.” (Albu S. L., 2021)

Turkey

In Turkey, in order to implement the provisions of Article 12 paragraph 8 of the Law on the Protection of Cultural and Natural Assets from 21/7/1983, the Regulation on the Contribution Fee for the Conservation of Immovable Property was developed in 2005 (UNESCO, 2005), the updated version entered into force on August 22, 2015. The purpose of current regulation (Official Gazette, 2015), stipulated in Article 1, is to determine the application principles of a contribution fee that shall be imposed at the rate of 10% of the real estate tax accrued, in order to protect and evaluate the immovable cultural assets located in the areas of responsibility of municipalities and special provincial administrations. Article 7 stipulates “ (2) Contributions shall be used by the Governorship on an equitable basis, taking into account the number of immovable cultural assets, the current situation, and their significance in the cultural values of the province, on the condition that the amount collected does not exceed 95% of the cost of planning, projects, implementation and expropriation works (including VAT) prepared by municipalities, provincial private administrations and investment monitoring and coordination presidencies for the protection and evaluation of immovable cultural assets, provided that the amount collected in the contribution account is sufficient.” (Albu, 2021)

USA

The United States is the first country to apply the fiscal instrument for safeguarding heritage objects. The first tax reduction was introduced in 1976. If prior to the adoption of the law restoration was 4-7% more expensive compared to the demolition and construction of a new building, then after the entry into force of the new tax provisions restoration of historic monuments for owners became 13-28% cheaper. In 1981, a law was passed that provided for a 25% tax cut for investments in the restoration of historic buildings (in 1986, the deduction was reduced to 20%).

There is a Federal Historic Rehabilitation Tax Credit program in the United States. There are two types of benefits involved in this program:

- 20% tax credits - a tax deduction of 20% of the cost of repair and restoration work on historic buildings included in the National Register of Historic Places, and
- 10% tax credits - a 10% deduction from the cost of renovating buildings built before 1936 but which were not designated as historic sites.

The current system has been in place since 1986, when the tax credit was originally 25% of the cost of renovation and restoration work and was reduced to 20% during President Ronald Reagan's (Tax Reform Act, 1986).

Economic and Financial Aspects of Safeguarding the Cultural Heritage in the Republic of Moldova

In the period 2003-2006 in Chisinau, the capital of the Republic of Moldova, 977 objects with the status of protected monument of national and local category registered in the Register of Monuments of the Republic of Moldova were identified. In 2010 it was found that over 25% of them were either demolished, or were in the process of active destruction. In Chisinau, 82 objects with monument status were demolished (of which 44 were demolished in 1993-2006, and 38 in 2006-2012). 160 objects underwent illicit interventions. The total number of buildings that have suffered due to non-compliance with the legislation on monument protection is 254 objects with the status of protected monument of national and local category. (Albu S., 2020)

The opportunities for implementing financial and economic measures for the conservation of monuments in the Republic of Moldova are currently summarized in the provisions of Law 1530 from 22.06.1993 on the protection of monuments (in the editions of 2022) (Law, 1996), which provides by art. 35 that "Financing the activity on the evidence, study, enhancement, preservation, protection, conservation and restoration of monuments shall be ensured

- from the state budget through the Ministry of Culture,
- from the local budgets,
- from the account of rent payments, including the rent for the land in the protected areas of the monuments (the amount of the rent payment is established in accordance with international norms),
- from the deductions from the benefit of tourism,
- from the income of enterprises, which hinder the protection of monuments,
- from the benefit of the state insurance bodies, in accordance with the concluded agreements,
- from the revenues and donations of the organizations that, based on their status, protect the monuments,
- from the funds and donations of some natural and legal persons, as well as
- from other legal sources”.

Additionally, to these, it is allowed “in support of the activity oriented towards highlighting, studying, highlighting, saving, protecting, conserving and restoring monuments, publishing postcards, calendars, stamps, organizing tourism”. De facto, we can only talk about funds allocated from the budget, quite modest amounts and money allocated through projects with international funding. In the last eight years from the state budget were allocated for restoration works by the Ministry of Culture amounts between 497.5 thousand US dollars and 2426 thousand US dollars (Figure 1), which represents 0.39% to 34% of the planned capital investments in the state budget (Table 3).

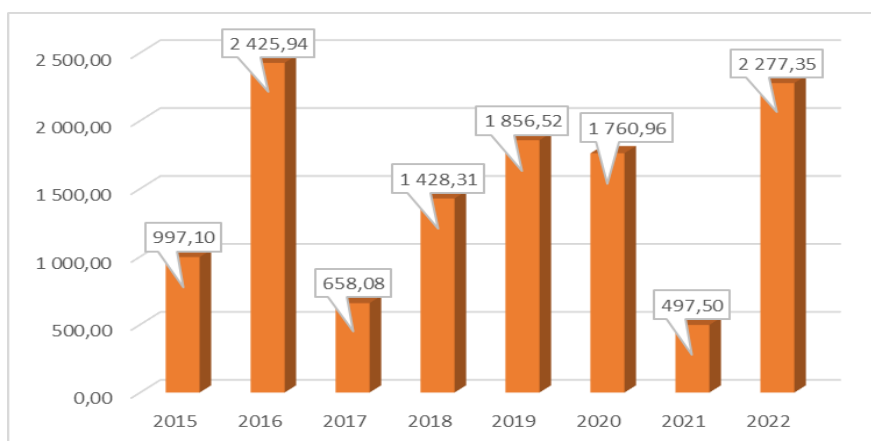


Figure 1. Capital investments for the protection and capitalization of the national cultural heritage, thousands of US dollars.

Table 3. Capital investments for the protection and capitalization of the national cultural heritage

Year	Capital investments for the protection and capitalization of the national cultural heritage, thousands of lei	Share of capital expenditures for the protection of cultural heritage in the state budget, %
2022	42 028,00	1,58
2021	8 796,60	0,39
2020	30 500,00	1,63
2019	32 628,50	1,96
2018	24 000,00	0,99
2017	12 168,00	0,89
2016	48 334,00	3,34
2015	18 761,50	0,76

Over the years, several articles were excluded from law no. 1530/1993, so since 2004 the following provisions have become inapplicable (Law, 1996):

Art. 41. - (1) The Government provides annually in the state budget *the central restoration fund and the central fund for exceptional interventions*.

Art. 43. - In order to materially support the works of evidence, study, enhancement, rescue, protection, conservation and restoration of monuments whose holders are natural and legal persons, the Government grants them *loans repayable in installments, without interest* in cases in which they provide evidence that they cannot afford the necessary expenses.

Art. 44. - The natural and legal persons in whose property are the monuments registered in the Register of Monuments are *exempt from taxes* or, as the case may be, *partially subject to tax* according to the contract, except for income tax, real estate tax and value added tax. The tax-exempt revenues are used to finance the works of protection, conservation and restoration of the respective monuments.

Art. 45. - The state grants *facilities* (customs exemptions, tax reductions, except for income tax, loans) and a *priority regime* to natural and legal persons who produce or procure from the country or abroad raw materials, materials, equipment and necessary equipment, works of evidence, study, enhancement, rescue, protection, conservation and restoration of monuments based on the documentation approved by the Ministry of Culture.

At the same time, an opportunity for the built historical heritage is "percentage philanthropy". Starting with January 1, 2017 in the Republic of Moldova, individuals can participate in the management of public money, directing 2% of their income tax to non-profit organizations. (State tax service, 2022) Unfortunately, this possibility is not sufficiently publicized, nor used especially in the field of preserving the built cultural heritage.

Conclusion

The research of the international practice and the examination of the situation created in the Republic of Moldova allows us to highlight the existing economic and financial opportunities for the safeguarding of the built cultural heritage (Table 4).

Table 4. Economic and financial opportunities for safeguarding the cultural heritage built in the Republic of Moldova

Present opportunities	Potential opportunities
<i>At the country level</i>	
Subsidies	Tax incentives. Reduction of taxes depending on the cost of rehabilitation works performed in the current year
Grants	
Percentage philanthropy	Low interest bank loans
Rent payments	Expropriation
Editing postcards, calendars, stamps, organizing tourism	
<i>At municipal level (locality)</i>	
Subsidies	Lotteries
Grants	Low interest bank loans
Revenues and donations from organizations protecting monuments	Fines for improper maintenance
Funds and donations of individuals and legal entities	Differentiation of the real estate tax rate
<i>At the object level</i>	
Involvement of religious organizations as partners	Media coverage of the need to attract 2% of personal income tax.
Involvement of non-profit organizations	
Funds and donations of individuals and legal entities	

Scientific Ethics Declaration

The authors declare that the scientific ethical and legal responsibility of this article published in EPESS journal belongs to the authors.

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