

Calculation help when renting out your private home

In some cases, you must pay tax when you rent out your private home. The calculation tool shows whether you must pay tax and, if so, how much. It also shows you what amount you should include in your income tax return when it is time to file. The calculation tool applies to the most common rental situations. You cannot use the calculation tool when you rent out to your own company or employer or to a close relative.

Calculate your tax and what you should declare

Fill in all fields marked with an * to make a calculation.

Rental year

You need to make a calculation for each year you rent out your home. This is because the deductions you are allowed to make apply per year.

What year are you renting out your home? *

2024

▼

Type of residence

You need to make a calculation for each private home you rent out.


What type of property have you rented out? ?



☐ Small house or condominium



☒ Tenancy agreement



☐ Rental property

About the home

Monthly housing fee? * ?

5 585

crowns

What percentage of the home do you own? * ?

- ☒ 100 percent
- ☐ 50 percent
- ☐ Other

Have you owned the home the entire year? *

- ☒ Yes
- ☐ No

Where is the home located? *

- ☒ In Sweden
- ☐ In another country

The rental

How many days do you rent out in total during the year? *

366 days

Do you rent on several occasions and to different tenants? * ?

- ☐ Yes
- ☒ No

Do you rent out the entire home? *

- ☒ Yes
- ☐ No

How do you rent out the home? * ?

- ☐ On your own
- ☒ Through an intermediary company

Who is the landlord? * ?

- ☒ I
- ☐ The brokerage company

How much is the rental income for the rented property? * ?

Fill in the entire rental income. This means you should include the fee you pay to the agency.

128 000

crowns

Figure out

Cancel

esults

You must include a surplus of SEK **20,980** as capital income in item 7.3 of the income tax return when you file your tax return no later than May 2, 2025.

You will pay SEK **6,294** in tax.

This is how we calculated		
Your share of the rental income ?		SEK 128,000
The total rental income is SEK 128,000. You own 100 percent. SEK 128,000 x 100 percent = SEK 128,000		
Your standard deduction ?		40,000 SEK
The maximum standard deduction is SEK 40,000. You have owned the home the entire year (= 100 percent of the year). You own 100 percent. SEK 40,000 x 100 percent x 100 percent = SEK 40,000		
Other deductions		SEK 67,020
You may deduct your fee for the rented part of the condominium. Your fee is SEK 5,585 per month, which corresponds to an annual fee of SEK 67,020 (SEK 5,585 x 12 months). You have rented out the home for a total of 366 days out of the 366 days of the year. You own 100 percent of the home. You have rented out 100 percent of the home. 366 days of 366 x 67,020 SEK x 100 percent x 100 percent = 67,020 SEK		
Your surplus ?		SEK 20,980
Your share of the rental income is SEK 128,000. Your standard deduction is SEK 40,000. Your other deductions are SEK 67,020. SEK 128,000 - SEK 40,000 - SEK 67,020 = SEK 20,980		
This is how much tax you should pay ?		SEK 6,294
You will pay 30 percent tax on your surplus. Your surplus is SEK 20,980. SEK 20,980 x 30 percent = SEK 6,294		

$$(128000 - 40000 - 5585 \times 12) \times 0.3 = 6294$$

$$5585 = 5095 + 1470/3$$