

Business Deductions - Realtors

- 1. Meals & Entertainment** - HIGHLY audited! original receipts including credit cards or checks-Business purpose. Your meals are not deductible unless you are entertaining a business client.
- 2. Marketing, Advertising, Business Promotions, Networking, & Client Development**
- 3. Travel & Lodging** - must establish a business connection- IRS may ask for Airline Tickets.
- 4. Seminar, Continuing Education, Conventions** - Real Estate or investment.
- 5. Real Estate Dues, Subscriptions, Professional Memberships** - net of 1099. Try to obtain a letter from your broker stating whether these items were deducted prior to issuance of your 1099.
Supra Fees, Lock Box fees and other transactions.
- 6. Desk Rental Fees** -Broker or Office space rental.
- 7. Errors/Omissions Insurance. Penalties & fines are not deductible.**
- 8. Cell Phone** - consider itemized billing statements. Business line is allowed if you have two lines at home, one can be deducted as business use. DSL and Internet Services are allowed.
- 9. Bank Charges** for a business account, **Credit Card processing fees and NSF charges.**
- 10. Parking and Tolls** - EZ tag, request itemized billing statement- per vehicle.
- 11. Legal, Professional, Accounting, Consulting including Incorporation fees**
- 12. Bonus, Prizes, Awards, (Rebates on Commissions and Referral Fees- over \$600 issue 1099).**
- 13. Health and Disability Premiums, Medicare Premium** - deductible at 100%
- 14. Office and Storage Rental, Postage.**
- 15. Interest on Business Loans including Interest on Business Credit Cards, Vehicles used for business, Equipment, Machinery, Furniture and Fixtures.**
- 16. Utilities** for office use, including **Security and Alarm**, do not include Telephone as a utility.
- 17. Rental of Business Equipment, Furniture, Fixtures and Vehicles.**
- 18. Website** set up, monitoring and hosting expenses. Amortization may be necessary.
- 19. Wages, Salaries, Commissions, Fees** paid to Outside Service Providers-Cash is not deductible.
- 20. Brochures, Presentation Folders, Printing, Signs, Banners and Open House** items used for promotion of your listings- Camera Equipment or other Advertising Aids/Drones
- 21. Uniforms** identifying your brokerage or realtor association by use of Logo, Badges and Cleaning of those uniforms. Regular clothing/suits are not considered uniforms and not deductible.
- 22. Business Gifts** up to \$25.00 per person per year.
- 23. Wrapping Expenses of your vehicle** used to advertise your business- cannot be removable sign
- 24. Office at home deductions if used more than 50% of your time spent on Real Estate Business activities. Do not file or use form 8829- Highly Audited- Deduct expenses on Schedule C.**
- 25. Janitorial expenses, Freight, Shipping, Delivery and Messenger Fees.**
- 26. Vehicle expenses** must be allocated per vehicle if more than one is used- Personal usage disallowed. Cannot exceed more than 85% business use unless a corporation vehicle.
- 27. Assistants** - Mandatory to be on payroll, either by you or your Broker- W2 if not a realtor
- 28. Contributions to Retirement Plan - 401K, IRA, SEP-IRA** including HSA or other plans.
- 29. Client related expenses- Staging, Repairs** on client's property, **Home Warranty** expenses
- 30. Continuing Education, Seminars & Conventions, Hotel, Meals & Lodging, Uber/Transport Svc**

Realtors, Brokers and Professionals Business Expenses

Auto Travel (In miles)		Supplies & Expenses
Client Meetings		Advertising, Signs, Flags & Banners
Continuing Education		Attorney & Appraisal Fees
Escrow & Loan Office Trips		Bank Charges
Out of Town Business Trips		Business Meals (enter 100%)
Showing Property		Client Development
Parking Fees (\$)		Client Related Expenses
Tolls (\$)		Commissions / Rebates (over \$600 - 1099)
Other:		Credit Report Fees
Travel - Out of Town		Equipment Repair
Airfare		FAX & Computer Supplies
Car Rental		Film & Processing
Parking		Gifts (Business \$25 per Person)
Bus, Subway, Train, & Taxi		Insurance - E. & O. and Liability
Lodging (do not combine with meals)		Lock Boxes, Keys & Locksmith
Meals (do not combine with lodging)		Map Book & Map Software
Porter, Bell Captain		Marketing
Laundry		Multiple Listing Service
Bridge & Highway Tolls		Networking
Telephone (Business Portion)		Office Assistant / Payroll Expenses
Other:		Office Expenses
Professional Fees & Dues		Open House Expenses
Association Dues		Photocopy Expenses
Chamber of Commerce / Memberships		Postage & Shipping
Legal & Professional Fees		Promotions
License Fees / Other RE Dues or Fees		Referrals/Finders Fees & Rebates (CDA)
Seminars & Conventions		Rent / Office / Desk Fees
Telephone Expenses		Repairs to Sell Listed Property
FAX Transmissions		Stationery
Cellular (Business Portion)		Other:
Pay Phone & Toll Calls		
DSL/Internet/Website/Hosting		
Other:		
Continuing Education		
Correspondence Course Fees		Equipment Purchases
Materials, Supplies & Textbooks		Answering Machine
Seminars/Motivational Tapes		Calculator
Other:		Camera
		Computer Equipment
		Copy Machine
		FAX Machine
		Printer
		Recorder & Pager
		Telephone
		Modems and computer peripherals
		Date purchased and cost Required for Above

Miscellaneous Expenses

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Christina's Tax and Real Estate Services, Inc.
www.christinastaxservices.com