

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

<i>Auto Travel (In miles)</i>		<i>Supplies & Expenses</i>	
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	
<i>Travel - Out of Town</i>		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	
<i>Professional Fees & Dues</i>		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	
<i>Telephone Expenses</i>		Repairs to Sell Listed Property	
FAX Transmissions		Stationery	
Cellular (Business Portion)		Other: _____	
Pay Phone & Toll Calls		<i>Equipment Purchases</i>	
DSL/Internet/Website/Hosting		Answering Machine	
Other: _____		Calculator	
<i>Continuing Education</i>		Camera	
Correspondence Course Fees		Computer Equipment	
Materials, Supplies & Textbooks		Copy Machine	
Seminars/Motivational Tapes		FAX Machine	
Other: _____		Printer	
		Recorder & Pager	
		Telephone	
		Modems and computer peripherals	
		Date purchased and cost Required for Above	

