



2017 Real Estate Tax Deductions Checklist

BRANDING AND ADVERTISING EXPENSES

Websites

- Domain name fees
- Hosting fees
- Design fees

Advertising

- Billboards
- Newspapers
- Radio
- Television
- Facebook
- Google

Direct mailing expenses

- Fliers
- Postcards
- Postage
- Mailing list purchases

Emailing expenses

- Software
- Newsletter design
- Newsletter content

Creative fees

- Content
- Editing
- Design
- Social media management

Promotional materials and swag

- Business cards
- Pens
- T-shirts
- Branded gifts
- Signage

Networking event fees

- Entry fees
- Travel

OFFICE EXPENSES

- Home office expenses (you must have a designated area in your home used exclusively for conducting business, and you must either use your home as your principal place of business or be able to show that you use your home office “substantially and regularly”)**
- You can claim a deduction based on the size of your home office**

Office supplies

- Postage
- Envelopes
- Paper
- Folders
- Pens
- Printer ink

Office furniture

- Desks
- Chairs
- Bookshelves
- Filing cabinets

Business office expenses

- Desk fees or other office rent/mortgage
- Janitorial fees
- Office supplies (see above)
- Office furniture (see above)
- Client refreshments (coffee, cookies, etc.)
- Software
- Cloud storage

PROFESSIONAL EXPENSES

Association dues and fees

- NAR
- State associations
- Local associations
- Independent brokerage associations

Franchise fees

MLS fees

Chamber of Commerce registration/membership fees

Accounting or bookkeeping fees (including tax preparation)

Banking fees

Business licenses

Errors and omissions insurance

Legal fees

TRAVEL EXPENSES

- Air fare for business travel**
- Cab fares for business travel**
- Car rentals**
- Car/truck expenses**

You can deduct 54 cents (2016) or 53.5 cents (2017) for each mile driven for business (and include parking)



expenses), or tally a business rate for:

- Auto depreciation
- Insurance
- Car loan interest
- Lease payments
- License plate/registration fees
- Parking fees
- Toll fees
- Car washes
- Tires
- Maintenance/repairs
- Lodging
- Meals
- Parking/tolls
- Public transportation
- Tips

COMMUNICATION EXPENSES

- Cell phone
- Cell phone service
- Answering service
- Fax service/expenses
- Internet service
- Office phone line/telephone service
- Toll-free numbers

EQUIPMENT

- Computer/laptop
- Computer software
- Calculators
- Cameras
- GPS
- Printer
- Scanner
- Tablet
- Memory storage (hard drives, flash drives)
- Equipment repair
- Lockboxes
- Maps or map books
- Staging items or furniture
- Tape measure

BUSINESS EXPENSES

- Referral fees
- Commission rebates
- Taxes paid

- Appraisal fees
- Courier or delivery service fees
- Home repair fees
- Home warranty fees
- Home inspection fees
- Notary fees
- Open house expenses
- Staging fees

EMPLOYEES

- Payroll
- Unemployment taxes
- Sales assistant wages
- Virtual assistant wages
- Administrative fees or wages

RETIREMENT, HEALTH CARE AND OTHER INSURANCE

- Self-employment pension
- IRAs/401(k) contributions
- Health insurance premiums
- Business liability insurance
- Business equipment insurance

INTEREST

- Interest on business loans
- Interest paid on business credit cards

CONTINUING EDUCATION

- Subscriptions to professional journals or magazines
- Books
- Newsletter subscriptions
- Sales training or coaching
- Sales seminars
- Textbooks or reference books
- Travel to business conventions
 - Convention fees
 - Transportation
 - Lodging
 - Food
- Trade publications (like your Select membership)

OTHER

- Business gifts (up to \$25)
- Business meals and entertainment (only 50 percent deductible)