

Realtors Tax Deductions Worksheet

AUTO TRAVEL

Your auto expense is based on the number of qualified business miles you drive. Expenses for travel between business locations or daily transportation expenses between your residence and temporary work locations are deductible; include them as business miles. Expenses for your trips between home and work each day, or between home and one or more regular places of work, are COMMUTING expenses and are NOT deductible.

Document business miles in a record book as follows: (1) give the date and business purpose of each trip; (2) note the place to which you traveled; (3) record the number of business miles; and (4) record your car's odometer reading at both the beginning and end of the tax year. Keep receipts for all car operating expenses- gas, oil, repairs, insurance etc.-and of any reimbursement you received for your expenses.

OUT-OF-TOWN TRAVEL

Expenses accrued when traveling away from "home" overnight on job-related and continuing education trips are deductible. Your "home" is generally considered to be the entire city or general area where your principal place of employment is located. Out-of-town expenses include transportation, meals, lodging, tips and miscellaneous items like laundry, valet etc.

Document away-from-home expenses by noting the date, destination and business purpose of your trip. Record business miles if you drove to the out-of-town location. In addition, keep a detailed record of your expenses- lodging, public transportation, meals etc. Always list meals and lodging separately in your records. Receipts must be retained for each lodging expense. However, if any other business expense is less than \$75, a receipt is not necessary if you record all of the information in a timely diary. You must keep track of the full amount of meal and entertainment expenses even though only a portion of the amount may be deductible.

PROFESSIONAL FEES & DUES

Dues paid to professional societies related to your profession are deductible. However, the costs of initial admission fees paid for membership in certain organizations or social clubs are considered capital expenses.

TELEPHONE EXPENSES

The basic local telephone service costs of the first telephone line provided in your residence are not deductible. However, toll calls from that line are deductible if the calls are business- related. The costs (basic fee and toll calls) of a second line in your home are also deductible if the line is used exclusively for business.

CONTINUING EDUCATION

Educational expenses are deductible under either of two conditions: (1) your employer requires the education in order for you to keep your job or rate of pay; or (2) the education maintains or improves skills in your profession. Costs of courses that are taken to meet the minimum requirements of a job, or that qualify you for a new trade or business, are NOT deductible.

EQUIPMENT PURCHASES

Record separately from other supplies the costs of business assets that are expected to last longer than one year and cost more than \$100. Normally, the costs of such assets are recovered differently on your tax return than are other recurring, everyday business expenses like business cards, office supplies etc.

SUPPLIES & EXPENSES

Generally, to be deductible, items must be ordinary and necessary to your real estate profession and not reimbursable by your employer.

PROFESSIONAL FEES & DUES	TELEPHONE EXPENSES	SUPPLIES & EXPENSES
Association Dues	Cellular Calls	Advertising, Signs, Flag & Banners
License	Fax Transmissions	Appraisal Fees
Chamber of Commerce	Paging Service	Attorney Fees
Realty Board	Pay Phone	Bank Charges
Other:	Toll Calls	Briefcase
OUT-OF TOWN TRAVEL	Other:	Business Meals (100% of expense)
Airfare	CONTINUING EDUCATION	Business Cards
Bridge & Highway Tolls	Correspondence Course Fees	Clerical Service
Bus & Subway	Course Registration	Computer Software
Car Rental	Materials & Supplies	Computer Supplies
Laundry	Photocopy Expenses	Courier Service
Lodging (do not combine with meals)	Reference Materials	Entertainment (100% of expense)
Meals (do not combine with lodging)	Seminar Fees	Equipment Repair
Parking	Text Books	FAX Supplies
Porter, Bell Captain	Other:	Gifts & Flowers
Taxi	EQUIPMENT PURCHASES	Greeting Cards
Telephone calls (including home)	Answering Machine	Legal & Professional Services
Train	Calculator	Lockboxes, Keys & Locksmith
Other:	Copy Machine	Map Book
AUTO TRAVEL	Fax Machine	Multiple Listing Service
Continuing Education (mi)	Pager	Office Expenses
Escrow & Loan Office (mi)	Telephone	Open House Expenses
Out-of-Town Business Trips (mi)	Computer Equipment	Photocopy Expenses
Client Meetings (mi)	Camera	Postage
Showing Properties (mi)	Recorder	Rent
Parking Fees (\$)	Other:	Repairs to Sell Listed Property
Tolls (\$)	Notes:	Shipping
Other:		Stationary
Other:		Other: