

# Summary of Contents

## **PART 1. INCOME TAX DEDUCTIONS**

- Chapter 1. Ordinary and Necessary Business Expenses
- Chapter 2. Deduction for Executive Compensation
- Chapter 3. Deduction for Management Services by Related Entity
- Chapter 4. Deduction for Depreciation
- Chapter 5. Deduction and Capitalization of Expenditures Related to Tangible Property
- Chapter 6. Deduction for Interest
- Chapter 7. Deduction for Taxes
- Chapter 7A. Deduction for Real Estate Business Startup Expenses
- Chapter 7B. Deduction for Entity Organizational Expenses
- Chapter 7C. Deduction for Investment Advice Expenses
- Chapter 7D. Deduction for Website Expenses
- Chapter 8. Deduction for Losses
- Chapter 8A. Abandoned Property Losses
- Chapter 8B. Hobby Losses
- Chapter 8C. Deduction for Pass-through Income: I.R.C. § 199A
- Chapter 9. Charitable Contributions of Real Estate
- Chapter 9A. Appraisal Requirements for Noncash Charitable Contributions
- Chapter 10. Residential Improvements as Medical Deductions
- Chapter 10A. Tax Consequences Associated with Continuing Care Retirement Communities
- Chapter 11. Miscellaneous Itemized Deductions (I.R.C. § 67(b))
- Chapter 12. Home Office Expenses

**PART 2. TAX BENEFITS FOR REAL ESTATE**

- Chapter 13. Rehabilitation Tax Credit
- Chapter 14. Disabled Access Credit
- Chapter 15. Low-Income Housing Credit
- Chapter 16. Tax-Exempt Bond Financing of Real Estate
- Chapter 17. Investing in Enterprise Zones
- Chapter 17A. Investing Capital Gains in Qualified Opportunity Funds in Qualified Opportunity Funds
- Chapter 18. Work Opportunity Tax Credit and HIRE Act Incentives
- Chapter 19. Welfare-to-Work Credit
- Chapter 19A. Energy Tax Credits for Homeowners
- Chapter 19B. Energy Tax Deduction and Credit for Commercial Buildings and Home Builders
- Chapter 19C. Tax Incentives to Encourage Environmental Cleanup
- Chapter 19D. Tax Incentives for First Time Homebuyers
- Chapter 19E. Health Insurance Tax Credit for Small Employers
- Chapter 19F. Transferable State Income Tax Credits

**PART 3. SALES OF REAL ESTATE**

- Chapter 20. Ordinary and Capital Gains and Losses
- Chapter 21. Real Estate Options
- Chapter 22. Installment Sales of Real Estate
- Chapter 22A. Net Investment Income (Health Care) Tax Impacts Capital Gains, Dividends, Annuities, Life Insurance, and Trusts

**PART 4. TAX-DEFERRED EXCHANGES OF REAL ESTATE**

- Chapter 23. Exchanges of Investment and Business Property
- Chapter 24. Accounting Treatment of Tax-Free Exchanges
- Chapter 25. Tax-Free Replacement of Involuntarily Converted Property
- Chapter 26. Home Losses Due to Natural Disasters
- Chapter 27. Tax-Free Sale of Personal Residences

SUMMARY OF CONTENTS

**PART 5. TAX PLANNING FOR SPECIAL TYPES OF REAL ESTATE**

- Chapter 28. Tax Aspects of Leased Real Estate
- Chapter 29. Undeveloped Land
- Chapter 30. Tax Treatment of Land Under Construction and Demolition
- Chapter 31. Vacation Homes

**PART 6. REAL ESTATE ENTITY TAX PLANNING**

- Chapter 32. Forms of Income Property Ownership
- Chapter 33. Individual and Concurrent Ownership
- Chapter 34. Real Estate General Partnerships
- Chapter 35. Limited Partnerships
- Chapter 36. Limited Liability Companies
- Chapter 37. Regular C Corporations
- Chapter 38. Subchapter S Corporations
- Chapter 38A. Non-Shareholder Capital Contributions
- Chapter 38B. Treatment of Corporate Interests as Stock or Debt
- Chapter 39. REITs, REMICs, and Trusts
- Chapter 39A. Condominium and Cooperative Conversions: Tax Considerations
- Chapter 39B. Condominiums: Swapping with Cooperatives

**PART 7. FAMILY REAL ESTATE TAX PLANNING**

- Chapter 40. Gifts of Real Estate
- Chapter 41. Extension of Time for Illiquid Estates to Pay Federal Estate Tax
- Chapter 42. Alternative Methods of Valuing Real Estate for Estate Tax Purposes
- Chapter 43. Personal Residence Trusts
- Chapter 44. Grantor Retained Annuity Trusts (GRATs) and Unitrusts (GRUTs)
- Chapter 45. Family Limited Partnerships
- Chapter 46. Charitable Remainder Trusts
- Chapter 47. Stock Redemptions in a Family Corporation

- Chapter 48. Valuation of Interests in Real Estate
- Chapter 49. Using Real Estate to Fund a Defective Grantor Trust
- Chapter 50. Expatriation for Tax Avoidance Purposes

**PART 8. ACCOUNTING, COMPLIANCE, AND REPORTING REQUIREMENTS**

- Chapter 51. Accounting Rules for Income and Expense
- Chapter 51A. Discharging Real Estate Debt
- Chapter 52. Accuracy-Related and Fraud Penalties
- Chapter 53. Reporting Requirements for Real Estate Transactions
- Chapter 54. Purchase from a Foreign Seller

**APPENDICES**

- APPENDIX A. Tax Rates, Phaseout of Personal Exemptions, Limitation on Itemized Deductions, Social Security, and Medicare
- APPENDIX B. The Alternative Minimum Tax
- APPENDIX C. Tax Forms
- APPENDIX D. Real Estate Forms
- APPENDIX E. IRS Information Reporting and Other Forms Required for Real Estate Transactions
- APPENDIX F. IRS Web Section for Homeowners Who Lose Homes; Foreclosure Tax Relief Available to Many

**Table of Laws and Rules**

**Table of Cases**

**Index**