

# Realtor Tax Deductions

<b>ADVERTISING</b> , Line 8	\$ -
Marketing & Promo	\$ -
Online Advertising	\$ -
Lead Generation	\$ -
Signage	\$ -
Website	\$ -
Client Events	\$ -
<b>CAR &amp; TRUCK</b> , Line 9	\$ -
(see <i>mileage</i> if taking the <i>standard</i> )	
<b>CONTRACT LABOR</b> , Line 11	\$ -
<b>INSURANCE</b> , Line 15	\$ -
<b>INTEREST</b> , Line 16	\$ -
Other Interest (ex: car loan)	\$ -
Mortgage (business property)	\$ -
<b>LEGAL &amp; PROFESSIONAL</b> , Line 17	\$ -
<b>OFFICE EXPENSE</b> , Line 18	\$ -
Software, Apps, & Subscriptions	\$ -
Cell Phone	\$ -
Broker Fees	\$ -
Internet	\$ -
Postage and Shipping	\$ -
Other Expenses	\$ -
<b>RENT</b> , Line 20	\$ -
Vehicle & Machine	\$ -
Other Business Property (ex: office space)	\$ -
<b>REPAIRS &amp; MAINTENANCE</b> , Line 21	\$ -
<b>SUPPLIES</b> , Line 22	\$ -
<b>TAXES &amp; LICENSES</b> , Line 23 (RE License)	\$ -
<b>TRAVEL</b> , Line 24a	\$ -
<b>MEALS</b> , Line 24b	\$ -
Meals (*reduce by 50%, per IRS)	\$ -
<b>OTHER EXPENSES</b> , Line 27/48	\$ -
Bank Charges	\$ -
Client Gifts	\$ -
Professional Dues (Ex: NAR, HAAR)	\$ -
Education (Ex: CE)	\$ -
Keys and Lockbox (Ex: Supra)	\$ -
Listing, Selling, & Staging Expenses	\$ -
Photography/Videography	\$ -
Equipment, <i>de minimis</i>	\$ -
(consult CPA regarding depreciation on equipment)	

<b>COMMISSIONS &amp; FEES</b> , Line 10	\$ -
<b>UTILITIES</b> , Line 25 (not your home)	\$ -
<b>EMPLOYEE BENEFITS</b> , Line 14	\$ -
<b>WAGES PAID</b> , Line 26	\$ -
<b>DEPRECIATION</b> , Line 13	\$ -
(Consult CPA on best depreciation method)	
<b>PENSION &amp; PROFIT SHARING</b> , Line 19	\$ -
<b>ASK MY CPA</b>	\$ -

<b>MILEAGE</b> , Line 9	
Business Miles	-
Commuting Miles	-
Personal Miles	-
Total Miles	-
Mileage Deduction (\$0.70 / mile in 2025)	\$ -
Business Miles Percentage	

<b>HOME OFFICE</b>	
Home Office Square Footage	-
Total Square Footage of Home	-
<b>Simplified</b> Deduction	\$ -

<b>Self Employed Health Insurance</b> (premiums)	\$ -
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<b>Profit &amp; Loss Summary:</b>	
Commission Income:	\$ -
Less: Business Expenses	\$ -
Less: Home Office	\$ -
Less: Std Mileage Deduction	\$ -
<b>Profit (Loss)</b>	\$ -



	Amount:
<b>FEDERAL:</b> Quarter 1 (Apr 15)	\$ -
<b>FEDERAL:</b> Quarter 2 (Jun 15)	\$ -
<b>FEDERAL:</b> Quarter 3 (Sept 15)	\$ -
<b>FEDERAL:</b> Quarter 4 (Jan 15)	\$ -
<b>Fed Total</b>	\$ -
<b>STATE:</b> Quarter 1 (Apr 15)	\$ -
<b>STATE:</b> Quarter 2 (Jun 15)	\$ -
<b>STATE:</b> Quarter 3 (Sept 15)	\$ -
<b>STATE:</b> Quarter 4 (Jan 15)	\$ -
<b>State Total</b>	\$ -

Tips from CPA:

- \* Always investigate and resolve any disparity between **Form 1099** and **actual commission DEPOSITED**.
- \* Employer equivalent portion of **self-employment (SE) tax** is deductible when calculating *adjusted gross income*.
- \* Some states (ex: AL) allow current-year deduction for **prior-year federal SE tax paid**. (often missed by DIY tax software)