

Realtor Tax Deductions

ADVERTISING , Line 8	\$ -	COMMISSIONS & FEES , Line 10	\$ -
Marketing & Promo	\$ -		
Online Advertising	\$ -	UTILITIES , Line 25 (not your home)	\$ -
Lead Generation	\$ -		
Signage	\$ -	EMPLOYEE BENEFITS , Line 14	\$ -
Website	\$ -		
Client Events	\$ -	WAGES PAID , Line 26	\$ -
 CAR & TRUCK , Line 9 <i>(see mileage if taking the standard)</i>	\$ -	 DEPRECIATION , Line 13 <i>(Consult CPA on best depreciation method)</i>	\$ -
CONTRACT LABOR , Line 11	\$ -	PENSION & PROFIT SHARING , Line 19	\$ -
 INSURANCE , Line 15	\$ -	 ASK MY CPA	\$ -
 INTEREST , Line 16	\$ -	 MILEAGE , Line 9	
Other Interest (ex: car loan)	\$ -	Business Miles	-
Mortgage (business property)	\$ -	Commuting Miles	-
 LEGAL & PROFESSIONAL , Line 17	\$ -	Personal Miles	-
 OFFICE EXPENSE , Line 18	\$ -	Total Miles	-
Software, Apps, & Subscriptions	\$ -	Mileage Deduction (\$0.70 / mile in 2025)	\$ -
Cell Phone	\$ -	Business Miles Percentage	
Broker Fees	\$ -	 HOME OFFICE	
Internet	\$ -	Home Office Square Footage	-
Postage and Shipping	\$ -	Total Square Footage of Home	-
Other Expenses	\$ -	<i>Simplified</i> Deduction	\$ -
 RENT , Line 20	\$ -	 Self Employed Health Insurance (premiums)	\$ -
Vehicle & Machine	\$ -	 Profit & Loss Summary:	
Other Business Property (ex: office space)	\$ -	Commission Income:	
 REPAIRS & MAINTENANCE , Line 21	\$ -	Less: Business Expenses	
 SUPPLIES , Line 22	\$ -	Less: Home Office	
 TAXES & LICENSES , Line 23 (RE License)	\$ -	Less: Std Mileage Deduction	
 TRAVEL , Line 24a	\$ -	 Profit (Loss)	\$ -
 MEALS , Line 24b	\$ -	 Amount:	
Meals (*reduce by 50%, per IRS)	\$ -	FEDERAL: Quarter 1 (Apr 15)	\$ -
 OTHER EXPENSES , Line 27/48	\$ -	FEDERAL: Quarter 2 (Jun 15)	\$ -
Bank Charges	\$ -	FEDERAL: Quarter 3 (Sept 15)	\$ -
Client Gifts	\$ -	FEDERAL: Quarter 4 (Jan 15)	\$ -
Professional Dues (Ex: NAR, HAAR)	\$ -	 Fed Total	\$ -
Education (Ex: CE)	\$ -	 STATE: Quarter 1 (Apr 15)	\$ -
Keys and Lockbox (Ex: Supra)	\$ -	STATE: Quarter 2 (Jun 15)	\$ -
Listing, Selling, & Staging Expenses	\$ -	STATE: Quarter 3 (Sept 15)	\$ -
Photography/Videography	\$ -	STATE: Quarter 4 (Jan 15)	\$ -
Equipment, <i>de minimis</i>	\$ -	 State Total	\$ -
<i>(consult CPA regarding depreciation on equipment)</i>		 * 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 <i>adjusted gross income</i> .	
		 * Some states (ex: AL) allow current-year deduction for prior-year federal SE tax paid . (often missed by DIY tax software)	
		 Tips from CPA:	