

Real Estate Taxation (RELT)

Course Overview

Take a look at significant real estate taxation issues and concepts, including planning and compliance topics that emphasize tax elimination or deferral, such as: 1031 exchanges; home sale exclusion (IRC Sec. 121); passive activities loss rules; estate planning and gifting with real estate; and Cancellation of Debt Income (CODI), foreclosures and short sale matters.

Objectives

- Identify important real estate tax and nontax issues.
- Determine important techniques for deferral, reduction or elimination of taxes related to real estate acquisition, operations or disposition.
- Recognize key tax return disclosures, concepts and procedures.

Major Topics

- Foreclosures and short sales
- Cancellation of Debt Income [IRC Sec. 108]
- 1031 exchanges
- Home sale exclusion [IRC Sec. 121]
- Passive activities loss rules [IRC Sec. 469]
- Real estate professional rules [IRC Sec. 469(c)(7)]
- Interest expense deduction rules [IRC Sec. 163]
- Estate planning and gifting with real estate
- California property taxation

Field of Interest Code: Taxes

CPE Hours: 8.00 | **CFP:** 8.00 | **IRS-TX:** 8.00 | **LS-TX:** 6.50 | **MCLE:** 6.50

Level: Intermediate

Designed for:

CPAs, enrolled agents, attorneys, CFPs and other professionals who deal with homeowners, real estate investors, lenders, borrowers or tax preparers.

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