

## **DEDUCTIONS FOR BUSINESS USE OF HOME (does not have to be an “OFFICE”)**

### Info needed:

- Square footage of the spaces/rooms in the residence (home, condo or apartment), and any external buildings used for business, located on the same property as the primary residence.

- Total square footage of the home, condo or apartment (not including bathrooms, hallways, stairs, stairwells, attic, closets, and unfinished areas of basements) and any external buildings.

OR

- Number of spaces/rooms used for business and

- Number of spaces in the residence...

### Annual or monthly amounts spent for:

Homeowners Insurance / Condo & Homeowners Association Fees

Utilities (Gas, Electric, Water, Propane, Sewage, Trash Pickup, Security\*, Phone (landline and cell-phone), Internet, Cable TV (if used to view business related programs/DVD's, etc. e.g. learning more skills for your industry/profession). \*Security can include cost of outdoor guard dog used to guard separate business structure (such as storage shed for business-use tools & equipment or separate garage used for home-based car repair business, etc.)

Repairs & Maintenance (Painting, Cleaning, etc)

Home Improvements (New Roof, Furnace, Carpeting, Wallpaper, Renovations (Indoor & Outdoor, including unattached such as driveway(s), sidewalk(s), retaining wall(s), etc (and repair & maintenance of the same), etc.

Remodeling, (Bathroom/Kitchen, etc.), New Room Addition, New Deck, Roof etc.)

Purchase of fixed major appliances (things that are structurally fixed and would be sold with the home if you were to sell it), e.g. A/C unit, furnace, dishwasher, stove/oven but not necessarily washer, dryer, fridge, microwave (unless you plan to sell them with the home).

Home Purchase Price, Date, Closing Statement, (for Depreciation (Mortgage Principal) & deductible real estate taxes paid as part of the closing)

Lawn Care / Landscaping / Snow Removal (even if customers do not come to your home)

**MOST IMPORTANT:** Business mileage including driving from home to your business location, to clients' & customers' (& prospective clients' and customers') locations (including restaurants, bars, sporting events, golf courses, amusement parks & other entertainment venues) with the client or to meet the client.

Using mileage estimates is OK (for the IRS). Use Google Maps or vehicle maintenance records showing a span of odometer readings. Or use MileIQ app