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## 23 Rental Property Tax Deductions Checklist for Landlords



No.	Deduction Category	Description	Check (✓)
1	Losses from Theft or Casualty	Deduct losses from theft or damage to rental properties as business expenses.	[ ]

2	Property Depreciation	Deduct depreciation of the property and major improvements over time.	[ ]
3	Repairs & Maintenance	Deduct expenses for repairs and maintenance that are necessary and reasonable.	[ ]
4	Segmented Depreciation	Deduct faster depreciation for certain property improvements and personal property inside the home.	[ ]
5	Utilities	Deduct utility costs paid for the rental property.	[ ]
6	Home Office	Deduct a portion of your home used exclusively for business as a home office expense.	[ ]
7	Real Estate-Related Travel	Deduct travel expenses related to real estate investing business, with proper documentation.	[ ]
8	Meals	Deduct 50% of meal costs when traveling for rental property management or meeting with business contacts.	[ ]
9	Closing Costs	Some closing costs are deductible or can be depreciated over time.	[ ]
10	Property Management Fees	Deduct fees paid to property managers.	[ ]
11	Rental Property Insurance	Deduct landlord insurance premiums.	[ ]
12	Rent Default Insurance	Deduct the cost of rent default insurance policies.	[ ]
13	Mortgage Interest	Deduct mortgage interest paid on rental property loans.	[ ]

14	Mortgage Insurance (PMI/MIP)	Deduct mortgage insurance costs.	[ ]
15	Professional Fees	Deduct fees for professional services related to rental properties.	[ ]
16	Tenant Screening	Deduct costs for tenant screening services.	[ ]
17	Legal Forms	Deduct costs for legal forms related to rental property management.	[ ]
18	Property Taxes	Deduct rental property taxes.	[ ]
19	Phones, Tablets, Computers, and Internet	Deduct a portion of the cost or depreciate these items if used for business.	[ ]
20	Licensing & Registration Fees	Deduct licensing and registration fees for rental properties.	[ ]
21	Occupancy Tax Expense	Deduct occupancy or tourist tax expenses.	[ ]
22	Business Entity Pass-Through Deduction	Deduct 20% of rental business income from taxable business income under certain conditions.	[ ]
23	"Augusta Rule" Home Rental Deduction	Rent your home to your business for up to 14 days per year for tax-free income under specific conditions.	[ ]

Remember to consult a tax professional to ensure compliance with current tax laws and to explore any additional deductions that may be applicable.



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