

Augusta Rule

(Section 280A)

Rent your home for up to 14 days and pay no income tax on the rental income!

Bonus - Businesses can still deduct the expense

Must Be Able to Show Evidence of:	Documents
<input type="checkbox"/> Home Ownership (or Lease)	<ul style="list-style-type: none">• Closing statement (or Lease Agreement if renting)
<input type="checkbox"/> Home is Personal Residence (for at least some time during year)	<ul style="list-style-type: none">• Dates, records
<input type="checkbox"/> Business Paid Market Value for the Rental	<ul style="list-style-type: none">• Price Quotes from hotels, retreat venues, Airbnbs, meeting halls, etc
<input type="checkbox"/> Business Use During Rental	<ul style="list-style-type: none">• Meeting minutes, agenda, records, attendance etc
<input type="checkbox"/> S Corp, C Corp, or Partnership (cannot be Sole Proprietorship taxed on Schedule C)	
<input type="checkbox"/> Document rental expense/income	<ul style="list-style-type: none">• Issue an invoice/receipt.• If you pay more than \$600 in rent, you must issue a 1099-MISC to yourself from the business. This income is then excluded (non-taxable) under the Augusta rule Section 280A.

Note: If you also have a home office, the tenants cannot use the home office space during the time of the rental. For an S Corp, the home office must be under an accountable plan.

<https://www.irs.gov/taxtopics/tc415>

Augusta Rule Support

1. Home Ownership (or Rental)

Insert link to closing statement or rental agreement

2. Home is Personal Residence

List dates home was used as primary residence

3. Market Value was Paid for the Rental

Insert screenshots of similar venue price quotes (Price Quotes from hotels, retreat venues, airbnbs, meeting halls, etc)

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4. Business Use During Rental

Date

Rent Paid

List Attendees

Insert Agenda

Insert Meeting Minutes

Include any pictures/other support