

Expense or Capitalize? A discussion on the New Tangible Property Regulations from a Real Estate Perspective

Recommended CPE: 1 Credits

Program Level: Intermediate / advanced

Prerequisites: Basic understanding of cost segregation

Advanced Preparation: None

Field of Study: Taxes

Description:

This course will provide an overview of the new tangible property regulations (TPR). This discussion is designed for tax, accounting, and other professionals serving the real estate markets who are familiar with the basics of Cost Segregation and are looking for a better understanding of where it applies and how it can be used with the TPRs. There will also be a review of the new TPRs and will focus on the core changes in real estate tax operations that they will affect.

Learning Objectives:

- Review the new available process and options for making repair versus capital decisions
- Learn the various applications for the TPRs
- Understand the important issues for each application of the TPRs
- Discuss the impact of tangible property regulations

Course Outline:

Introduction

- Finding the Benefits in the Complex Tangible Property Regs

Knowledge is Key: A Brief Overview of the TPRs

- Expensing options
- De Minimis Election
- Safe Harbors
- RvC Decision Flow
- Acquisition
- Improvements
- Unit of Property
- Materiality
- Dispositions

Case Study

Q&A

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