



Tax Facts and Figures

The Real Estate ACCOUNTANT

2024 Federal Tax Rate Schedules

Single Taxable Income

\$ 0 to 11,600	× 10.0%	minus	\$ 0.00	= Tax
11,601 to 47,150	× 12.0%	minus	232.00	= Tax
47,151 to 100,525	× 22.0%	minus	4,947.00	= Tax
100,526 to 191,950	× 24.0%	minus	6,957.50	= Tax
191,951 to 243,725	× 32.0%	minus	22,313.50	= Tax
243,726 to 609,350	× 35.0%	minus	29,625.25	= Tax
609,351 and over	× 37.0%	minus	41,812.25	= Tax

MFJ or QSS Taxable Income

\$ 0 to 23,200	× 10.0%	minus	\$ 0.00	= Tax
23,201 to 94,300	× 12.0%	minus	464.00	= Tax
94,301 to 201,050	× 22.0%	minus	9,894.00	= Tax
201,051 to 383,900	× 24.0%	minus	13,915.00	= Tax
383,901 to 487,450	× 32.0%	minus	44,627.00	= Tax
487,451 to 731,200	× 35.0%	minus	59,250.50	= Tax
731,201 and over	× 37.0%	minus	73,874.50	= Tax

MFS Taxable Income

\$ 0 to 11,600	× 10.0%	minus	\$ 0.00	= Tax
11,601 to 47,150	× 12.0%	minus	232.00	= Tax
47,151 to 100,525	× 22.0%	minus	4,947.00	= Tax
100,526 to 191,950	× 24.0%	minus	6,957.50	= Tax
191,951 to 243,725	× 32.0%	minus	22,313.50	= Tax
243,726 to 365,600	× 35.0%	minus	29,625.25	= Tax
365,601 and over	× 37.0%	minus	36,937.25	= Tax

HOH Taxable Income

\$ 0 to 16,550	× 10.0%	minus	\$ 0.00	= Tax
16,551 to 63,100	× 12.0%	minus	331.00	= Tax
63,101 to 100,500	× 22.0%	minus	6,641.00	= Tax
100,501 to 191,950	× 24.0%	minus	8,651.00	= Tax
191,951 to 243,700	× 32.0%	minus	24,007.00	= Tax
243,701 to 609,350	× 35.0%	minus	31,318.00	= Tax
609,351 and over	× 37.0%	minus	43,505.00	= Tax

Additional Medicare Tax

0.9% additional tax on wage income above threshold

Filing status	Single, HOH, QSS	MFJ	MFS
Threshold amount	\$200,000	\$250,000	\$125,000

2024 Qualifying Relative Limit

The qualifying relative income limit is..... \$5,050

2024 Standard Deduction

The basic standard deduction for 2024 is:

Single or MFS.....	\$14,600
MFJ or QSS.....	\$29,200
HOH.....	\$21,900

Age 65 and/or blind. The additional amounts for age 65 or older and/or blind, per person, per event in 2024 are:

MFJ, QSS, or MFS	\$1,550
Single or HOH.....	\$1,950

Dependent. The standard deduction in 2024 for an individual who may be claimed as a dependent by another taxpayer cannot exceed the greater of \$1,300, or earned income plus \$450.

Child Tax Credit and Credit for Other Dependents

Child Tax Credit	\$2,000 per qualifying child.
\$2,000 Child Tax Credit phaseout begins	MFJ.....\$400,000 Single, HOH, MFS.....\$200,000
Credit for Other Dependents	\$500 per dependent (not a qualifying child).

Social Security Highlights

Employee's portion of FICA	2024	2023	2022
Maximum earnings subject to Social Security tax (Medicare no limit)	\$168,600	\$160,200	\$147,000
Social Security tax rate	6.20%	6.20%	6.20%
Medicare tax rate*	1.45%	1.45%	1.45%
Maximum Social Security tax	\$10,453.20	\$9,932.40	\$9,114.00

* Plus 0.9% on wages above threshold amount, plus 3.8% on unearned income above threshold amount.



Tax Facts and Figures

Business Expenses

2024 Standard Mileage Rate Per Mile	2024 Standard Deduction for Meals—
Business.....67.0¢	High Low Method (Per Day)
Medical and moving*.....21.0¢	High cost localities.....\$74
Charitable.....14.0¢	All other localities.....\$64
Depreciation.....30.0¢	Transportation workers.....\$69
Section 179 Expense Limits	Qualified Transportation Benefits
Regular 179 limits.....\$1,220,000	(exclusion from income allowed, but
SUV limits.....\$30,500	no employer deduction)
Investment phaseout	Commuter benefits (per month)....\$315
begins.....\$3,050,000	Parking benefits (per month).....\$315

* The moving expense deduction is available only to active duty military servicemembers pursuant to a permanent change of station (PCS) order.

2024 Retirement Plan Limits

401(k)/403(b) Deferral Limits	Roth IRA Phaseout Range
Under age 50.....\$23,000	MFJ.....\$230,000–\$240,000
Age 50 and over.....\$30,500	Single, HOH.....\$146,000–\$161,000
IRA Contribution Limits	MFS.....\$0–\$10,000
Under age 50.....\$7,000	SIMPLE Deferral Limits
Age 50 and over.....\$8,000	Under age 50.....\$16,000
IRA Deduction Phaseout Range if	Age 50 and over.....\$19,500
Covered by Employer Plan	Qualified Retirement Plans
MFJ.....\$123,000–\$143,000	Profit sharing/SEP
Spouse not covered	limits.....25%/69,000
.....\$230,000–\$240,000	Defined benefit plan limits...\$275,000
Single, HOH.....\$77,000–\$87,000	Compensation limits.....\$345,000
MFS.....\$0–\$10,000	

Education Tax Benefits

American Opportunity Credit	Education Savings Account (ESA)
MFJ phaseout....\$160,000–\$180,000	MFJ phaseout.....\$190,000–\$220,000
Single, HOH	All others.....\$95,000–\$110,000
phaseout.....\$80,000–\$90,000	Annual contribution limit: \$2,000 per beneficiary
Maximum credit: \$2,500 per student	Student Loan Interest Deduction
Up to 40% (\$1,000) may be refundable	MFJ phaseout.....\$165,000–\$195,000
Lifetime Learning Credit	Single, HOH phaseout.....\$80,000–\$95,000
MFJ phaseout....\$160,000–\$180,000	Maximum deduction: \$2,500 per return
Single, HOH	U.S. Savings Bonds Interest Exclusion
phaseout.....\$80,000–\$90,000	MFJ phaseout.....\$145,200–\$175,200
Maximum credit: \$2,000 per return	Single, HOH phaseout....\$96,800–\$111,800

Qualified Tuition Plans (529 plans)

- Distributions for qualifying expenses for college students or apprentices are not taxable.
- Distributions up to \$10,000 per student are allowed for tuition expenses for a public, private, or religious elementary or secondary school.
- Cumulative distributions up to \$10,000 per beneficiary and sibling for qualified education debt.

2024 Tax Rates: Capital Gain and Dividend Income

If income is...	Maximum tax rate %	If asset is held...
Gain from the sale of collectibles	28%	More than 1 year
Taxable portion of gain on qualified small business stock (section 1202 exclusion)	28%	More than 5 years
Unrecaptured section 1250 gain	25%	More than 1 year
Long-term capital gain	See below	More than 1 year
Qualified dividend income	See below	More than 60 days
Taxable Income		
Single.....\$0 to \$47,025	0%	
MFJ/QSS.....\$0 to \$94,050		
MFS.....\$0 to \$47,025		
HOH.....\$0 to \$63,000		
Estates and Trusts.....\$0 to \$3,150		
Taxable Income		
Single.....\$47,026 to \$518,900	15%	
MFJ/QSS.....\$94,051 to \$583,750		
MFS.....\$47,026 to \$291,850		
HOH.....\$63,001 to \$551,350		
Estates and Trusts.....\$3,151 to \$15,450		
Taxable Income		
Single.....\$518,901 and over	20%	
MFJ/QSS.....\$583,751 and over		
MFS.....\$291,851 and over		
HOH.....\$551,351 and over		
Estates and Trusts.....\$15,451 and over		
Short-term capital gain	37%	1 year or less
Ordinary dividend income	37%	60 days or less

Net Investment Income Tax (NIIT)

3.8% additional tax on investment income if MAGI above threshold amount

Filing status	Single, HOH	MFJ, QSS	MFS
Threshold amount	\$200,000	\$250,000	\$125,000

2024 Qualified Business Income Deduction Thresholds

MFJ: \$383,900	MFS: \$191,950	Single, HOH, QSS: \$191,950
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Contact Us

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- Pension or IRA distributions.
- Significant change in income or deductions.
- Job change.
- Marriage.
- Attainment of age 59½ or 73.
- Sale or purchase of a business.
- Sale or purchase of a residence or other real estate.
- Retirement.
- Notice from IRS or other revenue department.
- Divorce or separation.
- Self-employment.
- Charitable contributions of property in excess of \$5,000.

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Energy and Vehicle Credits

The Real Estate ACCOUNTANT

Energy Efficient Home Improvement Credit

If you make qualified energy-efficient improvements to your home, you may qualify for a tax credit up to \$3,200. The credit equals 30% of qualified expenses.

Annual limitations. The following annual limitations apply.

- 1) The combined credit for all energy efficient home improvements is limited to \$1,200 per year, except for (6), below.
- 2) The credit for the following is limited to \$600 per year.
 - f) Central air conditioners.
 - g) Natural gas, propane, or oil water heaters.
 - h) Natural gas, propane, or oil furnaces or hot water boilers.
 - i) Improvements or replacement of panelboards, sub-panelboards, branch circuits, or feeders.
 - j) Windows and skylights.
- 3) The credit for exterior doors is limited to \$250 per year per door and \$500 total for all doors.
- 4) The credit for insulation and air sealing materials or systems specifically and primarily designed to reduce heat loss or gain is limited to \$1,200 per year.
- 5) The credit for home energy audits is limited to \$150 per year.
- 6) Notwithstanding numbers (1) through (2d), above, the credit allowed for heat pumps and heat pump water heaters, biomass stoves and boilers is limited to \$2,000 per year.

Labor costs. Labor costs for installing items (2e) through (4), above, do not qualify for the credit.

Primary residence only. Items (2e) through (5), above, only apply to costs associated with your main home.

Home energy audits. A home energy audit includes a written report and inspection. Home energy audits must be conducted by a qualified home energy auditor.

Nonrefundable credit. Any excess credit cannot be applied to future tax years.

Residential Clean Energy Credit

If you invest in renewable energy for your home you may qualify for an annual residential clean energy tax credit.

Qualified expenses. Qualified expenses include the cost of new clean energy property including:

- Solar electric panels.
- Solar water heaters.
- Wind turbines.
- Geothermal heat pumps.
- Fuel cells.
- Battery storage technology (with a capacity of at least 3 kilowatt hours).

Credit amount. The credit equals 30% of the cost of new, qualified clean energy property installed for your home.

Limits for fuel cell property. The credit for fuel cell property is limited to \$500 for each half kilowatt of capacity.

Nonrefundable credit. Any excess credit can be carried forward and applied to future tax years.

Clean Vehicle Credit

You may receive a credit if you buy a new qualified plug-in electric vehicle (EV) or fuel cell electric vehicle (FCV).

Income limits. In order to qualify for the credit, your modified adjusted gross income (AGI) may not exceed:



Energy and Vehicle Credits

- \$300,000 MFJ or a QSS,
- \$225,000 HOH, or
- \$150,000 Single or MFS.

You can use your modified AGI from the year you take delivery of the vehicle or the year before.

Qualified vehicles. To qualify, a vehicle must:

- Have a battery capacity of at least 7 kilowatt hours.
- Have a gross vehicle weight rating of less than 14,000 pounds.
- It must be made by a qualified manufacturer.
- Undergo final assembly in North America.
- Meet critical mineral and battery component requirements.
- The vehicle's manufacturer suggested retail price (MSRP) cannot exceed:
 - \$80,000 for vans, sport utility vehicles, and pickup trucks, or
 - \$55,000 for any other vehicle.

The seller must report required information to you at the time of the sale.

Credit amount. If the vehicle meets only the critical minerals requirement or the battery components requirement, the credit is \$3,750. If the vehicle meets both requirements, the credit is \$7,500.

Nonrefundable credit. Any excess credit cannot be applied to future tax years.

Assignment of credit. Instead of taking a credit on your tax return, you may assign the credit to the dealer as a form of either a partial payment or down payment on the vehicle. If you do this but do not qualify for the credit based on your AGI, you will have to pay the credit back when you file your tax return for the year.

Lookup tool. To find out which vehicles qualify for the credit, and the amount of the credit the vehicle qualifies for, go to www.fueleconomy.gov/feg/tax2023.shtml.

Previously-Owned Clean Vehicle Credit

You may receive a credit if you buy a used qualified plug-in electric vehicle (EV) or fuel cell electric vehicle (FCV).

Income limits. In order to qualify for the credit, your modified adjusted gross income (AGI) may not exceed:

- \$150,000 MFJ or a QSS,
- \$112,500 HOH, or

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- \$75,000 Single or MFS.

You can use your modified AGI from the year you take delivery of the vehicle or the year before.

Qualified vehicles. To qualify, a vehicle must:

- Have a sale price of \$25,000 or less.
- Have a model year at least 2 years earlier than the calendar year when you buy it. For example, a vehicle purchased in 2024 would need a model year of 2022 or older.
- Not have already been transferred after August 16, 2022, to a qualified buyer.
- Have a gross vehicle weight rating of less than 14,000 pounds.
- Be an eligible FCV or plug-in EV with a battery capacity of at least 7 kilowatt hours.
- Be for use primarily in the United States.

The sale qualifies only if:

- You purchase the vehicle from a dealer, and
- For qualified used EVs, the dealer reports required information to you at the time of the sale and to the IRS.

Credit amount. The amount of the credit is 30% of the sale price up to a maximum credit of \$4,000.

Nonrefundable credit. Any excess credit cannot be applied to future tax years.

Assignment of credit. Instead of taking a credit on your tax return, you may assign the credit to the dealer as a form of either a partial payment or down payment on the vehicle. If you do this but do not qualify for the credit based on your AGI, you will have to pay the credit back when you file your tax return for the year.

Lookup tool. To find out which vehicles qualify for the credit, go to www.fueleconomy.gov/feg/taxused.shtml.

Nonrefundable Credit

A nonrefundable credit is limited to the amount you owe in income taxes. It will not decrease your self-employment taxes and cannot give you additional money back as a refund.

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- Sale or purchase of a residence or other real estate.
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- Charitable contributions of property in excess of \$5,000.



FinCEN Beneficial Ownership Reporting

The Real Estate ACCOUNTANT

Beneficial Ownership Reporting

The Corporate Transparency Act (CTA) is intended to provide information to the U. S. Department of the Treasury on the ownership and control of companies in an attempt at transparency to prevent money laundering and other crimes.

Reporting Company

The CTA requires a reporting company to disclose information about beneficial owners to the Financial Crimes Enforcement Network (FinCEN). The rule defines two types of reporting companies, domestic and foreign.

Domestic reporting company. A domestic reporting company is a corporation, limited liability company (LLC), or was otherwise created in the United States by the filing of a document with a secretary of state or similar office.

Foreign reporting company. A foreign reporting company is a corporation, LLC, or other entity formed under the law of a foreign country that is registered to do business in any state or tribal jurisdiction by filing a document with a secretary of state or similar office.

Exemption entities. 23 types of entities are exempt from the beneficial ownership reporting requirement. Many of these entities are already regulated by federal or state government and many already disclose ownership information to a government authority. One of the exemptions, for example, is for large operating companies with at least 20 full-time employees, more than \$5,000,000 in gross receipts or sales, and an operating presence at a physical office in the United States. An exemption also exists for inactive companies.

FinCEN's Small Entity Compliance Guide includes checklists for each of the 23 exemptions that may help determine whether your company qualifies for an exemption. To access the guide go to www.fincen.gov/boi.

Small businesses. Note that small businesses are not exempt. Also, there is no dollar minimum or profit motive requirement. A hobby that generates no profits, for example, would be subject to reporting requirements if it is registered as a limited liability company.

Beneficial Owner

A beneficial owner includes any individual who, directly or indirectly, either:

- Exercises substantial control over a reporting company, or
- Owns or controls at least 25 percent of the ownership interests of a reporting company.

The regulation further defines persons who have substantial control or own or control ownership interests.

Information Reported

Reporting companies must report the identity of the company.

- Name,
- Any alternate names or tradenames,
- The current address of its principal place of business,
- The jurisdiction of formation or registration, and
- Its taxpayer identification number.

A reporting company must also report the following information about each beneficial owner.

- The individual's name, birthdate, and address,
- A unique identifying number and issuing jurisdiction from an acceptable identifying document, and
- An image of the identifying document.



FinCEN Beneficial Ownership Reporting

Most commonly, this identifying document will be a driver's license or passport. The required information for an individual can either be reported by the company or the individual. If an individual provides the information, he or she may obtain a "FinCEN identifier," which can then be used by the reporting company in lieu of the individual's required information.

Reporting companies created after January 1, 2024 must also report information about the company applicants. The company applicant is the individual who files or is responsible for filing the document that creates the company.

Reporting timeline. Reporting begins January 1, 2024.

- Reporting companies created or registered before January 1, 2024, will have one year (until January 1, 2025) to file their initial reports.
- Reporting companies created or registered after January 1, 2024, will have 90 days after receiving notice of their creation or registration to file their initial reports.
- Reporting companies created or registered after January 1, 2025, will have 30 days after receiving notice of their creation or registration to file their initial reports.
- Reporting companies have 30 days to report changes to the information in previous reports and 30 days to correct inaccurate information after becoming aware of the errors or having reason to know of the inaccuracies.

How to report. Beneficial ownership information is reported electronically via FinCEN's website. Reports cannot be submitted before January 1, 2024. There is no fee involved. FinCEN has a Small Business Compliance Guide and other helpful materials available at www.fincen.gov/boi.

Use of information. The CTA imposes stringent access requirements and safeguards on users. Foreign and domestic security, intelligence, and law enforcement agencies will be able to access beneficial ownership information. Financial institutions conducting customer due diligence will also be able to access this information upon customer consent.

Penalties. Civil penalties of up to \$500 per day may be levied for willful violation of reporting requirements. You may also be subject to criminal penalties of up to two years of imprisonment and a fine of up to \$10,000.

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