



SecuraEdge Financials

Common Tax deductions for Realtors/ PREC owners

Common deductions

1 Vehicle Expenses



- Fuel / electricity
- Repairs, insurance
- Licensing
- Interest on loans
- Leasing



2 Home Office Expenses



- Utilities
- Internet, phone
- Mortgage interest /rent
- Maintenance

4 Professional Development



- Courses
- Coaching

3 Marketing & Advertising



- Social media ads, print materials
- Photography
- Branding

6 Meals & Entertainment (50% Rule)



- Client meals
- Record cost & attendees

7 Internet & Cell Phone



- Keep bills

4 Licensing & Professional Fees



- Territorial dues
- Renewals
- E&O insurance
- Brokerage fees

5 Recordkeeping



- Keep receipts instead of bank statements
- Keep measurements



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\$50K
profit

Vehicle expenses and mileage log



**73 cents per kilometer
for the first 5,000 km
67 cents per kilometer
beyond 5,000 km**



If you drove 20,000 km for business,
you can claim:

- \$7,300 for the first 10,000 km
- \$6,700 for the next 10,000 km

Total deduction: **\$14,000**

For incorporated businesses, this results in
annual savings of **\$1,750**.



How the CRA Simplified Mileage Log Works

STEP 1

Keep a **FULL** logbook for one full year

- Date
- Destination
- Purpose
- KM driven
- Odometer readings



STEP 2

In future years, keep a 3-month "sample logbook"

(Sample % / Base year same period %) x Base vs %
= Annual business use

- Reduces paperwork
- CRA-accepted
- Ideal for consistent patterns



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Claiming Vehicle Expenses Without a Mileage Log



You need credible
evidence of
business-use.

Reconstruct your mileage using:

- ✓ Calendar appointments
- ✓ Email confirmations
- ✓ Client meeting records
- ✓ MLS showing history
- ✓ Navigation history
- ✓ Service records



Home Office Expenses

What You Can Deduct

- Utilities (hydro, heat, electricity)
- Internet & phone
- Mortgage interest or rent
- Maintenance



Key Rules

- Space must be exclusive to business use
- Example:
100 sq ft office / 1,000 sq ft home = **10%**

Key Rules

- Space must be exclusive to business use
- Calculate percentage of home used for business = **10%**

Example: 100 sq ft office / 1,000 sq ft home = **10%**



Are Meals 100% Deductible for Self-Employed Realtors?



No-meals are limited to a **50% deduction**.

Applies to self-employed and incorporated realtors

When meals can be deducted (50%)

- Client meetings
- Business-related events
- Traveling for work

When meals cannot be deducted

- Personal meals
- No direct business purpose
- Cannot document who/why

