

Hello. It looks like you're using an ad blocker that may prevent our website from working properly. To receive the best experience possible, please make sure any blockers are switched off and refresh the page.

If you have any questions or need help you can email us

depreciation deduction for furniture and fixtures used in the home office, etc.) are allowed in ...

Isaac M. O'Bannon • Nov. 09, 2021



COVID led many workers to transition from going to the office every day to working from a home office or leave their job altogether to embark on a new journey working from home. Self-employed workers may qualify for a home office deduction this upcoming tax season, but there are certain rules that must be met and records that must be kept.

To deduct home office expenses, a taxpayer must use the space exclusively and

Hello. It looks like you're using an ad blocker that may prevent our website from working properly. To receive the best experience possible, please make sure any blockers are switched off and refresh the page.

If you have any questions or need help you can email us

Cuts and Jobs Act (TCJA). Only self-employed taxpayers can claim the home office deduction from 2018-2025. The home office deduction is available to both homeowners and renters, though specific requirements must be met. Even then, the deductible amount may be limited.

The records taxpayers will need to claim this deduction on their return depend on the method used to figure out the deduction.

The regular method is more difficult and uses actual expenses. Direct expenses (expenses directly related to the home office such as painting or repairs, depreciation deduction for furniture and fixtures used in the home office, etc.) are allowed in full and indirect expenses (expenses related to the home such as mortgage interest, property taxes, insurance, utilities, general home repairs) are deductible based on the percentage of the home used for business. Under this method, the taxpayer is required to depreciate their home office space, so the value of the home will be needed.

For the simplified method, actual expenses are not deducted. The square footage used as a home office (up to 300 square feet) is multiplied by a prescribed rate (\$5 per square foot). The maximum deduction under the safe harbor is \$1,500.

If using the regular method, all expenses would need to be tracked. If using both simplified and regular, they would need to know the square footage of space used for the home office.

The National Association of Tax Professionals recommends taxpayers work with a [qualified and trained tax professional](#) to determine if they qualify for the home office deduction, and if so, what paperwork they need to claim the credits on their return.

For more information about NATP, visit natptax.com. To speak with a tax expert on this topic, please contact Nancy Kasten at nkasten@natptax.com.

Hello. It looks like you're using an ad blocker that may prevent our website from working properly. To receive the best experience possible, please make sure any blockers are switched off and refresh the page.

If you have any questions or need help you can email us