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**TAX DEDUCTIONS FOR LANDLORDS \*\***

Common Rental Expense Deductions

* Advertising
* Auto and travel
* Cleaning and maintenance
* Commissions
* Insurance
* Legal and other professional fees
* Management fees
* Mortgage interest
* Other loan interest
* Repairs
* Supplies
* Taxes
* Utilities
* Depreciation
* Condo fees
* Private mortgage insurance (PMI)
* Landscaping
* Snow removal
* Trash removal
* Amounts paid to employees or independent contractors
* Amortization

Capitalized and Depreciated

* The purchase price of the property
* Significant improvements to the property
* Appliances
* [Closing costs incurred when obtaining a mortgage](http://biztaxlaw.about.com/od/dealingwithrealestate/a/closingcosts.htm) (these must generally either be amortized or added to the property's cost basis)

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Non-deductible

* Land
* Principal payments on mortgages and other loans

**\*\*** This is not an all-inclusive list. Payments you incur for rental business activity that are not on this list should be brought to my attentions.