

BUSINESS USE OF RESIDENCE EXPENSE DETAILS

NAME: _____

TAXATION YEAR: 20 _____

EXPENSES

Gas Hydro House Insurance (Commission & Self-employed only) Cleaning Supplies Mortgage Interest (Self employed only) Property Taxes (Commission & Self employed only)		Rent (if applicable) Strata fees Utilities Water Garbage Collection (if paid separately) Other:
SQUARE FOOTAGE:		
Used for business Total square footage of home		

Tips on claiming home office expenses:

- In order to claim expenses for using part of your home as a place of business, your must meet one of two tests:
 1. your home office is your principal place of business; **or**
 2. your home office is used exclusively for the purpose of earning income from business **and** is used on a regular and continuous basis for meeting clients, customers, or patients of your business
 - Home office expenses may also be claimed by employees if required by your employer. You must have a completed form [T2200](#) signed by your employer to make a claim.
- In order to protect the tax-free nature of any gain you realize on the sale of your house, you should **not** claim capital cost allowance (depreciation) as an expense, nor should you claim any structural alterations you make to your house in order to accommodate your business activities. Canada Revenue takes the position that if you do either of the above, your residence will have undergone a "change in use" on the business portion of the house, and that portion will not be eligible for tax-free principal residence status.
- Additionally, you may lose your principal residence deduction on the **entire** property if CRA considers your claim for business-use of the home to be excessive. CRA has considered claims of 40% to 50% excessive in certain cases.
- Maintenance expenses that you can claim for your in-home business are restricted to those specifically related to the office. For example, if you pay someone to clean your office, this should be deductible, but claiming a portion of landscaping costs would not be.



VAN WENSEM & VUKETS, CPAS
 201-19292 60 AVENUE, SURREY, BC V3S 3M2 TEL: 604-510-4900
 8545 ALEC RD., SAANICHTON, BC V8M 1S4 TEL: 250-652-4960
 E-MAIL: INFO@SMALLBIZTAX.CA
 WEB: WWW.SMALLBIZTAX.CA