

Engineering-Based Cost Segregation Study

Cost Segregation Studies (CSS)

A Cost Segregation Study dissects the construction cost or purchase price of real property that would normally depreciate over a long period and reallocates costs into shorter tax lives of 5, 7 or 15 years. This on-demand course will provide tax reform updates, developments in the area of cost segregation, and tax planning ideas that can save money for your clients.

Designed for:

Tax, accounting, and other professionals in the real estate market.

Participants will:

- △ Understand the purpose of CSS
- △ Recognize the benefits of CSS
- △ Identify potential beneficial properties for CSS

Participants will earn 2.0 CPE credits

Field of Study: Specialized Knowledge

Topics Covered:

- △ Cost Segregation Overview
- △ Benefit-Accelerated Depreciation Deductions
- △ Example-Office Building, Current Year Acquisition
- △ Any Type of Property May be Eligible for a Study
- △ Section 1245 Personal Property
- △ Land Improvements
- △ Cost Segregation-Tax Planning Tool
- △ Tax Considerations
- △ Cost Segregation Deductions
- △ Tax Reform Updates
- △ Qualified Improvement Property (QIP)
- △ Condo Tax Basis Allocation Study
- △ Repair vs Capitalization
- △ Avoiding Cost Segregation Recapture Tax
- △ Additional Tax Incentives to Consider



Learning Objectives:

- △ Explain what cost segregation is, how taxpayers benefit from it, and how it has changed over the years
- △ Identify tax issues that should be considered in conjunction with a cost segregation study
- △ Recognize potential impact of cost segregation on estate planning as well as other tax planning ideas
- △ Recognize how tax reform has impacted cost segregation studies
- △ Discuss cost segregation opportunities related to the tangible property regulations and disposition regulations
- △ Identify new opportunities to immediately deduct abandoned building components, avoid recapture tax, and expense demolition costs
- △ Recognize the average reallocation for office buildings
- △ Describe lease language and planning opportunities a lessee should utilize
- △ Identify types of qualified improvement property
- △ Identify the primary goal of cost segregation
- △ Describe examples of Section 1245 personal property
- △ Recognize asset life with respect to cost segregation

Training Certification

Green Summit Engineering is registered with the National Association of State Boards of Accountancy (NASBA) as a sponsor of continuing professional education on the National Registry of CPE Sponsors. State boards of accountancy have final authority on the acceptance of individual courses for CPE credit. Complaints regarding registered sponsors may be submitted to the National Registry of CPE Sponsors through its website: www.nasbaregistry.org

About Green Summit

Green Summit Engineering is an ENERGY STAR® partner and an approved Residential Verification Organization (RVO), authorized to certify homes under the ENERGY STAR® Residential New Construction Program. As a trusted provider in the energy efficiency space, Green Summit employs certified HERS® Raters through RESNET® (Residential Energy Services Network) to perform third-party verification services in compliance with strict program standards.

In addition to our residential expertise, our engineering team includes licensed professional engineers and ASHRAE®-qualified energy modelers who perform energy simulations and analyses required under the §179D Energy Efficient Commercial Buildings Deduction. This ensures full compliance with IRS and DOE requirements, including the use of approved energy modeling software and adherence to current ASHRAE 90.1 standards.



ADDITIONAL INFORMATION

Prerequisites: There are no prerequisites for this session

Advanced Preparation: None

Program Level: Basic

Delivery Method: Group Live Based

Cost: There is no charge for this training

Further Assistance: if you need assistance with registration, suggestions, complaints or anything else, please contact us at Info@GreenSummitEngineering.com or 321.273.2200

