TOOL 16

# Questions for the CPA Before a Home Sale

- ☐ What is the current adjusted basis?
- ☐ Does a date-of-death basis adjustment apply?
- ☐ How should fair market value at death be documented?
- ☐ Does the principal-residence exclusion apply?
- ☐ Does the care-facility exception matter?
- ☐ Which capital improvements may affect basis?
- ☐ How will selling expenses affect the calculation?
- ☐ Who reports the sale: homeowner, trust, estate, or beneficiaries?
- ☐ Are there California-specific issues we should understand?
- ☐ What records should we preserve?
- ☐ Would the tax analysis materially differ if we sell now versus later?

CPA NOTES: