

Real Estate Agent Tax Deductions Checklist

Canada | For agents who file as sole proprietors and agents with a personal real estate corporation (PREC) | Updated October 2026

Tick each type of business cost you paid this year. Keep the receipt for every item you tick. Give this list, your receipts and your brokerage year-end statement to your accountant.

1. Marketing and advertising

- ☐ Signs and riders
- ☐ Listing photos, videos, drone shots and floor plans
- ☐ Home staging
- ☐ Online and social media ads
- ☐ Website, domain and hosting
- ☐ Flyers, postcards, feature sheets and mailing costs
- ☐ Branded items such as pens, magnets and calendars
- ☐ Client gifts that are not food or drink
Write the client name on the receipt.

2. Meals and entertainment

- ☐ Meals and coffee with clients, prospects or other agents
Write who you met and why.
- ☐ Client events and event tickets
- ☐ Gifts of food or drink, such as gift baskets or wine
These may fall under the 50% limit. Your accountant will decide.

Business meals and entertainment are limited to 50% of the cost. Keep the full receipt. The limit is applied when your return is prepared.

3. Licences, fees and insurance

- ☐ Real estate licence and regulator fees
- ☐ Real estate board, MLS and association dues
- ☐ Errors and omissions insurance
- ☐ Business liability insurance

4. Brokerage costs

- ☐ Desk fees or monthly brokerage fees
- ☐ Franchise, royalty and admin fees
- ☐ Transaction and technology fees charged by your brokerage
- ☐ Referral fees you paid to other agents

Your brokerage year-end statement lists most of these. You do not need a separate receipt for each one.

5. Vehicle

- ☐ Gas or charging
- ☐ Car insurance
- ☐ Repairs, maintenance, tires and car washes
- ☐ Licence plate and registration
- ☐ Lease payments
- ☐ Interest on a car loan
Interest only. The principal is not deductible.
- ☐ Parking for showings and client meetings
- ☐ Buying a car used for the business
Claimed over several years, not all at once.

Keep a logbook. Write down total km and business km for the year. Your claim is based on the business share. Driving from home to your regular office is personal. Driving to showings, listings and client meetings is business.

6. Home office

- ☐ Rent, if you rent
- ☐ Heat, hydro and water
- ☐ Home insurance
- ☐ Repairs and maintenance
- ☐ Mortgage interest
Interest only. The principal is not deductible.
- ☐ Property tax

You can claim a home office if it is your main place of business, or if you use it only for business and meet clients there on a regular basis. You claim the business share, based on the office area compared to the whole home. A home office claim cannot create a business loss. Any unused amount carries forward to next year.

7. Phone, internet and technology

- ☐ Cell phone plan
Business share only.
- ☐ Home internet
Business share only.
- ☐ CRM, e-signature, showing and other software subscriptions
- ☐ Computer, phone, tablet, camera or printer
Claimed over several years, not all at once.

8. Office and admin

- ☐ Office supplies, ink, postage and courier
- ☐ Business bank account fees
- ☐ Interest on a business loan or business credit card
- ☐ Accounting, tax preparation and legal fees
- ☐ Wages paid to an assistant through payroll

9. Learning and travel

- ☐ Courses, continuing education and coaching
- ☐ Conferences and conventions
Up to two conventions a year.
- ☐ Flights, hotels and taxis for out-of-town business trips

Not deductible: common mistakes

Personal meals and groceries.
Everyday clothing, haircuts and grooming.
Golf and other club membership fees.
Traffic tickets, parking tickets and other fines.
The principal part of a mortgage or car loan payment.
Driving from home to your regular office.
Interest and penalties charged by the CRA.
Charity and political donations. These are claimed as credits on your personal return, not as business costs.

Have a PREC?

The same costs apply, but the corporation pays them, not you.
Pay business costs from the corporation's bank account or card when you can. If you paid personally, keep the receipt.
The corporation can pay you back.
Home office and a personal car work differently for a corporation. Ask your accountant how to set up the payback.

Registered for GST/HST?

You can usually claim back the GST/HST you paid on business costs. These are called input tax credits.
Keep receipts that show the GST/HST amount and the seller's GST/HST number.

Keep your records

Keep receipts, logbooks and statements for six years from the end of the tax year they relate to. The CRA can ask to see them.
Log each receipt as you go. Use our free **Real Estate Agent Receipt Tracker** at conceptaccounting.ca/resources.

Want your books done for you? Book a call at conceptaccounting.ca/discovery-call.

General guide only. It is not tax advice for your situation. Rules can change, and some costs have limits not listed here. Talk to your accountant before you file. Questions: Hashim Awad, CPA | hashim@conceptaccounting.ca