

Renting Out a Vacation Home

Do you find your vacation home remaining vacant for most of the year? Consider renting it out while you're away and lessen the financial burden and stress.

The main conflict vacation home owners face is that peak rental times may be the same dates you typically enjoy your retreat. For instance, beach-front homes are in high demand during holiday weekends or when major festivities come to town.

By sacrificing your property during these busy times, you'll receive the highest rent rates.

DETERMINING A REASONABLE RATE

The easiest way to set the rate for your property is by researching other homes in your area. Perhaps you even have a friend with a home in a similar location who is already renting it out. Meet with your friend to get a good feel of a reasonable asking rate.

Newspaper and online rental listings also are a great way to research the competition and help you determine fair market value.

Make sure to adjust your asking price during peak times. Any attractions that draw a large crowd will make renters more apt to pay higher rates.

VACATION HOME TAXES

According to the Internal



Revenue Service, there are special circumstances that apply to taxes and renting your vacation home. It is in your best interest to understand the rules.

These are the three categories into which an owner will fall.

- When renting the property for 14 days or less, you are not

required to report your earning to the IRS, as it is still considered a private residence.

- An owner who rents out her property for over 15 days and uses it for less than 14 days is considered to have a rental property, and all income must be reported. Rental expenses can be deducted, however.

- If the property is rented

over 15 days and an owner uses it for more than 14 days, all income is to be reported and rental expenses cannot be claimed.

FIND AN AGENT

Obtaining assistance from a real estate agent in your area will give you many advantages in finding renters while your

vacation home is vacant.

If you live many miles away from the property, a local agent can have direct contact with renters and recommend price changes due to circumstances in the neighborhood.

Spending a little of your vacation time meeting with a local professional can lead to big bucks while you're away.



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By JOE SZYNKOWSKI | Green Shoot Media

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REAL ESTATE 101



Airbnb by the Numbers

- Since Airbnb was founded in 2008, 140 million guests had stayed at properties listed on its website as of 2016, including nearly 80 million that year, up from 40 million in 2015.
- In cities like Paris, San Francisco and Seattle, the size of the Airbnb host-and-guest community in 2016 approached or exceeded 20 percent of the population.
- As of 2016, millennials accounted for roughly 60 percent of all guests who have ever booked on Airbnb, and the number of millennials who had booked had grown more than 120 percent in the past year.
- In key US markets, 85 percent of millennials supported allowing residents to rent out their extra living space on Airbnb. More than half of millennials said they would be more likely to support elected officials who strongly favor home sharing.

HOMEWISER GLOSSARY

Condominium: a condominium is a building in which ownership has been partitioned into unit interests. Each apartment owner receives a unit deed and owns an individual unit, but common areas are shared with the other unit owners of the building.

SOURCE: Columbia University

AD SPACE