

Tax Deduction Categories for AirBnB Worksheet

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If you rent your home or a room in your home for more than 14 days, you'll need to include this income on your tax return.

You can deduct a portion of your general expenses to own and operate your entire home, such as:

Mortgage interest and real estate taxes

Utilities

Insurance for your entire home

Cleaning expenses for your entire home

Repairs for the entire home

Internet connection fees

depreciation (limited to the rental portion of the home)

Gardening costs

Other home maintenance expenses

You can write off expenses related to preparing the space for your AirBnB customers, such as:

Cleaning the rental space

Flowers

Towels, sheets, and other items for the space

You must allocate your deduction for such general expenses based on the amount of time the property served as a rental, compared to the total time it was used during the year.

You can also deduct admin costs related to your AirBnB rental, such as:

fees or commissions you pay to AirBnB

advertising

credit checks

insurance for the rental

Obviously, the way to avoid having your rental activity being classified as a bed and breakfast is to not provide substantial services to your guests -- don't provide them breakfasts, clean their rooms each day, or do their laundry. Charge renters a cleaning fee at the end of their visit that is separate from their daily rental charge.