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2026 Year-End Tax Planning Checklist for Seattle Landlords

Review your rental finances before December 31, 2026.
Check off each task as you complete it, then review your records with your CPA.

- [ ] Reconcile rental income, advance rent and security deposit records.
- [ ] Collect annual management statements and vendor invoices.
- [ ] Verify actual property tax and mortgage interest payments.
- [ ] Complete necessary winter maintenance and retain receipts.
- [ ] Separate repairs from capital improvements.
- [ ] Confirm Seattle registration and inspection expenses.
- [ ] Review depreciation, QBI eligibility and suspended passive losses with your CPA.
- [ ] Discuss any planned sale or 1031 exchange before closing.
- [ ] Review estimated federal tax obligations and prepare your 2027 operating budget.

Need help organizing your rental operations?

Request your free rental analysis at gpsrenting.com/rent-analysis/

For general educational purposes only. This checklist is not individualized tax advice.
Consult a qualified tax professional and confirm applicable 2026 tax rules.
Source: IRS Publication 527 and the GPS Renting 2026 owner tax guide.

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