

# Expenses for Business Use of Your Home

Department of the Treasury  
Internal Revenue Service (99)

▶ **File only with Schedule C (Form 1040). Use a separate Form 8829 for each home you used for business during the year.**

**2016**  
Attachment  
Sequence No. **176**

▶ **Information about Form 8829 and its separate instructions is at [www.irs.gov/form8829](http://www.irs.gov/form8829).**

Name(s) of proprietor(s)

Your social security number

## Part I Part of Your Home Used for Business

1	Area used regularly and exclusively for business, regularly for daycare, or for storage of inventory or product samples (see instructions)				<b>1</b>	
2	Total area of home				<b>2</b>	
3	Divide line 1 by line 2. Enter the result as a percentage				<b>3</b>	%
<b>For daycare facilities not used exclusively for business, go to line 4. All others, go to line 7.</b>						
4	Multiply days used for daycare during year by hours used per day	<b>4</b>		hr.		
5	Total hours available for use during the year (366 days x 24 hours) (see instructions)	<b>5</b>		hr.		
6	Divide line 4 by line 5. Enter the result as a decimal amount	<b>6</b>				
7	Business percentage. For daycare facilities not used exclusively for business, multiply line 6 by line 3 (enter the result as a percentage). All others, enter the amount from line 3				<b>7</b>	%

## Part II Figure Your Allowable Deduction

8	Enter the amount from Schedule C, line 29, <b>plus</b> any gain derived from the business use of your home, <b>minus</b> any loss from the trade or business not derived from the business use of your home (see instructions) <b>See instructions for columns (a) and (b) before completing lines 9-21.</b>					<b>8</b>	
		(a) Direct expenses	(b) Indirect expenses				
9	Casualty losses (see instructions)	<b>9</b>					
10	Deductible mortgage interest (see instructions)	<b>10</b>					
11	Real estate taxes (see instructions)	<b>11</b>					
12	Add lines 9, 10, and 11	<b>12</b>					
13	Multiply line 12, column (b) by line 7		<b>13</b>				
14	Add line 12, column (a) and line 13					<b>14</b>	
15	Subtract line 14 from line 8. If zero or less, enter -0-					<b>15</b>	
16	Excess mortgage interest (see instructions)	<b>16</b>					
17	Insurance	<b>17</b>					
18	Rent	<b>18</b>					
19	Repairs and maintenance	<b>19</b>					
20	Utilities	<b>20</b>					
21	Other expenses (see instructions)	<b>21</b>					
22	Add lines 16 through 21	<b>22</b>					
23	Multiply line 22, column (b) by line 7		<b>23</b>				
24	Carryover of prior year operating expenses (see instructions)		<b>24</b>				
25	Add line 22, column (a), line 23, and line 24					<b>25</b>	
26	Allowable operating expenses. Enter the <b>smaller</b> of line 15 or line 25					<b>26</b>	
27	Limit on excess casualty losses and depreciation. Subtract line 26 from line 15					<b>27</b>	
28	Excess casualty losses (see instructions)	<b>28</b>					
29	Depreciation of your home from line 41 below	<b>29</b>					
30	Carryover of prior year excess casualty losses and depreciation (see instructions)	<b>30</b>					
31	Add lines 28 through 30					<b>31</b>	
32	Allowable excess casualty losses and depreciation. Enter the <b>smaller</b> of line 27 or line 31					<b>32</b>	
33	Add lines 14, 26, and 32					<b>33</b>	
34	Casualty loss portion, if any, from lines 14 and 32. Carry amount to <b>Form 4684</b> (see instructions)					<b>34</b>	
35	<b>Allowable expenses for business use of your home.</b> Subtract line 34 from line 33. Enter here and on Schedule C, line 30. If your home was used for more than one business, see instructions ▶					<b>35</b>	

## Part III Depreciation of Your Home

36	Enter the <b>smaller</b> of your home's adjusted basis or its fair market value (see instructions)	<b>36</b>		
37	Value of land included on line 36	<b>37</b>		
38	Basis of building. Subtract line 37 from line 36	<b>38</b>		
39	Business basis of building. Multiply line 38 by line 7.	<b>39</b>		
40	Depreciation percentage (see instructions)	<b>40</b>		%
41	Depreciation allowable (see instructions). Multiply line 39 by line 40. Enter here and on line 29 above	<b>41</b>		

## Part IV Carryover of Unallowed Expenses to 2017

42	Operating expenses. Subtract line 26 from line 25. If less than zero, enter -0-	<b>42</b>		
43	Excess casualty losses and depreciation. Subtract line 32 from line 31. If less than zero, enter -0-	<b>43</b>		