

**Sample article for organizations to use in reaching customers (word count 264)**  
*Provide the following information in your communication vehicles on a few important things related to selling a home and federal taxes.*

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## **Selling your home? Find out what you need to know about taxes**

If you're selling your home, there are a few things you need to know about federal taxes.

If you make a profit on the sale of your home, you may need to report the profit as a capital gain when you file your taxes. However, if you owned and lived in the home as your main home for at least 2 out of the past 5 years, you may be able to exclude up to \$250,000 of the gain (\$500,000 for married couples filing jointly). If you are eligible to exclude the gain, you don't need to report the sale on your tax return unless you receive a [Form 1099-S, Proceeds from Real Estate Transactions](#).

Here are some other points to remember:

- You cannot deduct a loss from the sale of your main home
- Special rules may apply when you sell a home for which you received the first-time homebuyer credit. See Publication 523, *Selling Your Home*, for details.
- If the home was used for business or rental purposes, special rules apply.
- When you move, be sure to update your address with the IRS and the U.S. Postal Service to ensure you receive refunds or correspondence from the IRS. Use Form 8822, *Change of Address*, to notify the IRS of your address change.

For more information, see [Publication 523, Selling Your Home](#), available at IRS.gov or by calling 800-TAX-FORM (800-829-3676). Publication 523 includes worksheets to help you figure the adjusted basis of the home you sold, the gain (or loss) on the sale, and the gain that you can exclude.

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**NOTE TO EDITOR:** Below are links to helpful information about selling your home on [IRS.gov](#).

[Topic 701 - Sale of Your Home](#) - If you have a gain from the sale of your main home, you may qualify to exclude all or part of that gain from your income.

[Sale of Residence – Real Estate Tax Tips](#)

### **IRS YouTube**

[Selling Your Home](#) - there are a few things you need to know about federal taxes.