



FEA Rocky Mountain Regional Meeting June 6, 2014 Denver, CO

Don't miss this critical update on Potential Legislative Initiatives Affecting IRC Section 1031

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Topics include:

Legislative Update - *A member of the FEA Government Affairs Committee will review Dave Camp's tax reform plan and the Obama Budget and their potential impact on section 1031. The FEA plan of action will also be reviewed.*

Seller Carry Back Notes and Installment Sale Issues - *Sometimes a seller carry back is the only way to make a transaction happen. We'll look at ways to provide the financing while preserving the ability to exchange.*

FIRPTA and Non-Resident State Withholding Requirements - *More foreign money has been invested into the U.S. in recent years and as a result, the number of foreign sellers is increasing. We'll review the FIRPTA requirements as well as the various non-resident requirements and the liabilities to QIs. The new California claw back reporting will also be discussed.*

It's all in the Numbers - *While a QI does not provide tax advice, it is essential to understand the calculation of gain and the recapture of depreciation as well as their tax consequences in order to properly present on 1031 exchanges or respond to general questions from clients. Our session will provide an overview on carryover basis and its impact on depreciation.*

To EAT or not to EAT - *More and more taxpayers want to make improvements to their replacement property. This session will explore possible options and discuss how to properly document the transaction and minimize your risk.*

Related Party Exchanges - *This session will review related party exchanges as well as the exceptions allowed in recent Rev. Proc. 2014-3. We will also briefly look at how related parties can sometimes be used to complete build to suits involving land already owned by the taxpayer.*

AFFILIATES FIRST

FEA members are encouraged to support our Affiliate members.



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