

College of San Mateo
Official Course Outline

1. **COURSE ID:** ACTG 265 **TITLE:** Taxation of Rental Real Estate
Units: 1.0 units **Hours/Semester:** 16.0-18.0 Lecture hours; and 32.0-36.0 Homework hours
Method of Grading: Pass/No Pass Only
2. **COURSE DESIGNATION:**
Degree Credit
Transfer credit: CSU
3. **COURSE DESCRIPTIONS:**
Catalog Description:
Introduction to the use of federal Schedule E for reporting rental real estate income and expenses. Topics include vacation homes, partially-rented personal residences, rules on deducting losses, and Alternative Minimum Tax (AMT) considerations. This course meets continuing education credit requirements of the California Tax Education Council (CTEC).
4. **STUDENT LEARNING OUTCOME(S) (SLO'S):**
Upon successful completion of this course, a student will meet the following outcomes:
 1. Discuss the terminology, concepts, principles, and ethics used to apply the rules of taxation for Rental Real Estate.
 2. Using the proper formats, perform the calculations and explain the steps to apply the rules of taxation for Rental Real Estate.
5. **SPECIFIC INSTRUCTIONAL OBJECTIVES:**
Upon successful completion of this course, a student will be able to:
 1. Terminology: Define commonly used terminology
 2. Apply rules: Apply the rules of taxation issued by authoritative governmental entities
 3. Prepare tax forms: Prepare commonly required tax forms
 4. Ethics: Identify and analyze ethical standards issued by professional organizations
6. **COURSE CONTENT:**
Lecture Content:
 1. History of Taxation of Rental Real Estate
 2. Current Federal and/or California regulations related to Taxation of Rental Real Estate
 3. Completion of Federal and California tax forms related to Taxation of Rental Real Estate
 4. Legal liabilities related to Taxation of Rental Real Estate
 5. Ethical responsibilities related to Taxation of Rental Real Estate
 6. Documentation required related to Taxation of Rental Real Estate
 7. Expected future developments related to Taxation of Rental Real Estate
7. **REPRESENTATIVE METHODS OF INSTRUCTION:**
Typical methods of instruction may include:
 - A. Lecture
 - B. Discussion
8. **REPRESENTATIVE ASSIGNMENTS**
Representative assignments in this course may include, but are not limited to the following:
Writing Assignments:
Completion of required tax forms in class based on cases.
Reading Assignments:
Readings on tax regulations and accounting practices applicable to tax compliance.
9. **REPRESENTATIVE METHODS OF EVALUATION**
Representative methods of evaluation may include:
 - A. Exams/Tests
 - B. Quizzes
 - C. • Quizzes on tax regulations and their applications to tax returns. • Graded exercises on the preparation of

tax returns, applying concepts to best advantage to reduce overall tax liability. • Final examination on tax regulations and their application to Taxation of Rental Real Estate.

10. **REPRESENTATIVE TEXT(S):**

Other:

- A. Current IRS publications and current professional literature

Origination Date: March 2022

Curriculum Committee Approval Date: March 2022

Effective Term: Fall 2022

Course Originator: Rosemary Nurre