

Section 1031 Proposed Regulations

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Objectives

- Proposed Regulations add definition of real property
 - Role that state law classification plays
 - Unexpected additions
 - Uncertainty remains

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Objectives

- Incidental Property Rule
 - Helpful in certain cases but not others
 - Trap for the unwary

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History of Like Kind Exchanges Under Section 1031

- Section 1031 first enacted in 1921
- Modified in TCJA 2017 to limit like-kind exchange (LKE) treatment to real property interests as of January 1, 2018

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History of Like Kind Exchanges Under Section 1031

- Proposed Regulations published on 6/12/2020 are intended to provide guidance in two areas:
 - Amend existing regulations to add a definition of real property to reflect TJCA statutory changes

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History of Like Kind Exchanges Under Section 1031

- Provide a rule addressing use of relinquished property funds to acquire personal property that is incidental to the real property that the taxpayer receives in the LKE

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