



BENEFITS OF DONATING YOUR HOUSE

- Donor may receive a large tax deduction
- Funds go to support housing programs
- Good houses are relocated and reused
- Demolition costs are significantly reduced
- Demolition waste in landfills is reduced
- Demolition noise and dust are reduced
- Neighbors see your house being saved

*We recommend you confirm the impact of any tax or individual financial decisions you are considering, with your financial or tax professionals before making any decisions that affect your tax or financial status.

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FIND OUT MORE

Get In Touch With Us

Phone: 206.375.0481

Email: geoff@housedonationgroup.org

Address: 6523 California Ave SW
Suite 61

Seattle WA 98136

Web: www.HouseDonationGroup.org

House Donation Group is a 501(c)3
charitable non-profit organization
Federal EIN 26-0397601
Washington State UBI# 602-737-191



DONATE YOUR HOUSE

IT'S GOOD FOR YOU.
IT'S GOOD FOR YOUR COMMUNITY.
IT'S GOOD FOR THE ENVIRONMENT.

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WHAT TO KNOW

OUR PROGRAM

House Donation Group accepts donations of houses, finds buyers, and generates contributions that help other charitable housing organizations. By donating a future interest in your house, it becomes tangible personal property as it is removed from your land. This qualifies it as a charitable, tax deductible item.*

DESIGNATED MOVER

We work with Nickel Bros, a separate entity contracted as our exclusive mover and co-marketer for your house. We have them determine which houses can be recycled and moved. They contract directly with the buyer to complete your house's removal and relocation.

QUALIFIED BUYERS

Your house will be listed on the House Donation Group (www.housedonationgroup.org) and the Nickel Bros (www.nickelbros.com) web sites. Potential house buyers will pre-qualify with Nickel Bros for feasibility of a move to their property, receive an estimate of moving costs, and provide confirmation of available funds for the move.

CHARITABLE CONTRIBUTION

As a house donor, you will contribute **5% of the appraised value of your structure only** – not land – to House Donation Group, to support our charitable programs and to handle our operating costs. Our goal is that 80% to 85% of every dollar we bring in, goes to fund housing programs for those in need.

TAX DEDUCTION

Some – but not all – houses can be saved. If yours is accepted and removed, the appraised value of your house can be reported as a tax deductible charitable contribution. Personal income tax deductions may be allowed for charitable contributions of tangible property each year, for up to 50% of annual adjusted gross income. The tax deduction may be applied toward tax returns for up to 5 successive years. You may report both the appraised value of the house, and your **5% contribution** to House Donation Group as charitable deductions.*

APPRAISAL

We require that a professional appraisal of your house be done by a certified appraiser, in the 60 days immediately prior to the removal of your house. We use this appraisal to calculate your donation amount, and the IRS will need this in support of your deduction documentation. The fair market value used by the donor for charitable deduction purposes will be based on this appraisal. You are responsible for hiring the appraiser.

IRS REPORTING

Upon successful removal of your house, House Donation Group will provide IRS reporting forms 8282 and 8283 to you and the IRS. It is up to the donor to report the amount of the deduction for the donation of the house to the IRS. House Donation Group does not report this figure or provide a copy to the IRS of the appraisal.

HOUSE REMOVAL

Once your house has been sold, Nickel Bros will coordinate with you and the buyer to do the removal. You will need to give Nickel Bros written permission to sever the house from the land. House Donation Group does not participate in the house move.

HOW TO START

1. DECIDING

There are many good reasons why you should consider recycling your house. We hope you do. Review our program, its tax benefits, the economics of contributing, the environmental pluses and the community help you'll provide. Our web site has detailed info. Be sure to talk with your tax and financial advisors to see if your decision considers all the key points.

2. START EARLY

Recycling your house takes some time, but it is the right choice. Get in touch with us at least 3 - 6 months before you need the house removed. Longer is even better. We'll have Nickel Bros review the logistics of removing your house. If it's a good candidate, we'll exchange some agreements with you and begin co-marketing your house with Nickel Bros.

3. VALUATION

The IRS wants the appraisal on your house to be done in the 60 days prior to its removal, by a licensed appraiser. Not all appraisers are experienced in separating the structure value from the land value. Be sure to ask. If you need some referrals to appraisers, we can help.

4. CONTRIBUTION

Our program runs primarily on the **5% contribution** from house donors. This amount will be due before the house is moved, and will be based on the appraised value. Please be sure to have the full amount of your contribution available and delivered to us before the move.

QUESTIONS?

Call us at **206-375-0481** if you or your advisors have questions. Or if you would like to get started on donating your house.

Thank you.

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