## Course Title:

Philanthropic Solutions with Real Estate and Tax Reform

## Course Description:

This session explores charitable strategies involving real property and recent changes to Washington State estate and capital gains tax laws, as well as federal tax reforms. Attendees will gain insight into tax-efficient giving, estate planning tools, and legislative updates impacting high-net-worth individuals and charitable organizations.

## Learning Objectives:

* Identify and evaluate charitable giving strategies involving real estate.
* Understand the structure and benefits of Charitable Remainder Trusts and Retained Life Estates.
* Analyze the impact of Washington State’s 2025 estate and capital gains tax reforms.
* Apply new charitable tax benefits from the One Big Beautiful Bill to estate planning.

## Course Outline:

### I. Charitable Gifts of Real Property

* Types of real estate gifts
* Tax benefits and estate reduction
* Transfer mechanics and charitable use
* Case Study

### II. Advanced Charitable Structures – Charitable Remainder Unitrust (CRUT)

* Flip Charitable Remainder Unitrust (F-CRUT)
* Income generation and tax deferral
* Triggering events and payout structures
* Case Study

### III. Advanced Charitable Structures – Retained Life Estate (RLE)

* Retained Life Estate
* Retention of property and tax deduction
* Responsibilities and documentation
* Case Study

### IV. Washington State Estate Tax Law Changes (Effective July 1, 2025)

* Increased exclusion: $2.193M → $3M (indexed for inflation)
* Progressive rate structure: 10% to 35%
* Expanded QFOBI and farm property deductions
* Non-portability of exclusion between spouses

### V. Estate Tax Comparison: Before vs. After

* Rate breakdown by estate value
* Impact examples: $5M and $20M estates
* Strategic planning implications

### VI. Washington State Capital Gains Tax Changes (2025)

* Before: Flat 7% on gains over $270K
* After: Tiered rates (7% up to $1M, 9.9% over $1M)
* Continued exemptions and charitable deduction
* Philanthropic incentives

### VII. Charitable Tax Benefits from the One Big Beautiful Bill

* Above-the-line deductions: $2,000 MFJ / $1,000 single
* Permanent 60% AGI limit for cash gifts
* SALT deduction increase to $40,000
* Itemizer requirements: 0.5% AGI minimum
* Top bracket limitations: 35¢ per dollar
* Corporate giving requirement: 1% of taxable income

### VIII. Top 5 Charitable Giving Considerations

* Qualified Charitable Distributions (QCDs) at age 70½
* Retained Life Estate gifts
* Retirement account transfers to CGA or CRT
* Naming charities or CRTs as retirement account beneficiaries
* Annual giving for above-the-line deductions

## Delivery Method:

Live Presentation

## Recommended CPE Credit:

1 hour

## Field of Study:

Taxes

Estate Planning

Philanthropy