

# Instructions for Form 8825 and Schedule A

(Rev. December 2025)



## Rental Real Estate Income and Expenses of a Partnership or an S Corporation

Section references are to the Internal Revenue Code unless otherwise noted.

### Future Developments

For the latest information about developments related to Form 8825 and its instructions, such as legislation enacted after they were published, go to [IRS.gov/Form8825](https://www.irs.gov/Form8825).

### What's New

**Which version to use.** For tax years beginning in 2025, use the December 2025 revision of Form 8825. Use the November 2018 revision of Form 8825 for tax years beginning in 2018, before 2025. Use prior revisions of this form for earlier tax years. All revisions are available at [IRS.gov/Form8825](https://www.irs.gov/Form8825).

**Allowable codes for other information.** New codes were added to provide additional information relating to gain or (loss) associated with acquisitions, dispositions, or other transactions. Enter applicable codes in column (c) of line 1.

**Line 2.** Report rental real estate gross rents and other income related to rental real estate activity separately on lines 2a and 2b.

**Schedule A (Form 8825).** If you're a partnership or S corporation that is required to file Schedule M-3, you must use new Schedule A (Form 8825), Rental Real Estate Other Deductions, to report other deductions and include the total amount on Form 8825, line 17.

## General Instructions

### Purpose of Form

Partnerships and S corporations use Form 8825 to report income and deductible expenses from rental real estate activities, including net income (loss) from rental real estate activities that flow through from partnerships, estates, or trusts.

Before completing this form, see *Passive Activity Limitations* in the instructions for Form 1065 or Form 1120-S, especially for the definition of "rental activity."

## Specific Instructions

If you have more than four rental real estate properties, page 2 of Form 8825 has been redesigned to allow four additional entries. Complete and attach as many additional pages needed to list all your rental real estate properties. Complete lines 1 through 19 for each property.

Complete lines 20a through 23 on page 1 only once. The figures on lines 20a and 20b should be the combined totals from all pages.

The number of columns to be used for reporting income and expenses on this form may differ from the number of rental real estate activities the partnership or S corporation has for purposes of the passive activity limitations. For example, a partnership owns two apartment buildings, each located in a different city. For purposes of the passive activity limitations, the partnership grouped both buildings into a single activity. Although the partnership has only one rental real estate activity for purposes of the passive activity limitations, it must report the income and deductions for each building in separate columns.

However, if the partnership or S corporation has more than one rental real estate activity for purposes of the passive activity limitations, attach a statement to Schedule K that reports the net income (loss) for each separate activity. Also, attach a statement to each Schedule K-1 that reports each partner's or shareholder's share of the net income (loss) by separate activity. See *Passive Activity Reporting Requirements* in the instructions for Form 1065 or 1120-S for additional information that must be provided for each activity.

Don't report on Form 8825 any of the following.

- Income or deductions from a trade or business activity or a rental activity other than rental real estate. These items are reported elsewhere.
- Portfolio income or deductions.
- Section 179 expense deduction.
- Other items that must be reported separately to the partners or shareholders.
- Commercial revitalization deductions.

### Line 1

For each property in column (a), enter the street address, city or town, and ZIP code. If the property is located outside the United States, enter the postal code and country. Specify the type of property by entering one of the following codes in column (b).

#### Allowable Codes for Type of Property

- 1—Single-family residence
- 2—Multi-family residence
- 3—Vacation or short-term rental
- 4—Commercial
- 5—Land
- 6—Royalties
- 7—Self-rental
- 8—Other (include description with the code on Form 8825 or on a separate statement)

**Note:** Column (c) is only required for partnerships and S corporations that have a Schedule M-3 filing requirement.

For each property, in column (c), provide any applicable other information outlined by the following codes.

#### Allowable Codes for Other Information

- A—Nontaxable contribution (sections 721 and 351)
- B—Other exchange (sections 1031, 1033, etc.)
- C—Taxable acquisition (section 1012)
- D—New construction/renovation or other basis addition/subtraction
- E—Reserved for future use
- F—Nontaxable distribution (section 731)
- G—Taxable disposition (section 1001 gain/loss)
- H—Abandonment
- I—Other/supplement

For each property, enter the number of days rented at fair market value in column (d) and number of days with personal use in column (e). For details, see section 280A.

#### Line 8—Interest

Your interest expense may be limited. See the Instructions for Form 8990, Limitation on Business Interest Expense Under Section 163(j), for more information.

#### Line 14—Depreciation

The partnership or S corporation may claim a depreciation deduction each year for rental property (except for land, which is not depreciable). If the partnership or S corporation placed property in service during the current tax year or claimed depreciation on any vehicle or other

listed property, complete and attach Form 4562, Depreciation and Amortization. See Form 4562 and its instructions to figure the depreciation deduction.

#### Line 17—Other Deductions

For partnerships and S corporations that don't have a Schedule M-3 filing requirement, enter all other deductions for each property listed.

All others, see *Schedule A* next.

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### Schedule A (Form 8825), Rental Real Estate Other Deductions

For partnerships and S corporations with a Schedule M-3 filing requirement, complete and attach Schedule(s) A (Form 8825) for each property listed on Form 8825. Enter the total amount on Form 8825, line 17, for each property.

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**Paperwork Reduction Act Notice.** We ask for the information on this form to carry out the Internal Revenue laws of the United States. You're required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You aren't required to provide the information requested on a form that's subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated burden for business taxpayers filing this form is approved under OMB control number 1545-0123 and is included in the estimates shown in the instructions for their business income tax return.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form simpler, we would be happy to hear from you. See the instructions for the tax return with which this form is filed.

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