



The Norwegian
Tax Administration

Letting etc. of real property 2020

If you need to provide more specifications or details than there is room for in the form, please use a separate sheet

Name (Last and first names)					National ID No/Organisation No	
Country		Municipality		The property's street address		
Land no	Title no	Section no	Share no.	Your percentage share of joint ownership %	Name of housing cooperative	Organisation No. of the housing cooperative

1 Income

1.1 Letting						Letting period				Amount	
Housing	Holiday home	Industry	Business	Plots of land	Other	Name of tenant	Floor	No of sq. m	From date		To date
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>						
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>						
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>						
Name of recipient of benefits from surrendered property											
1.2 Surrendered property		Enter rental value for previous owner's right of occupancy. See the guidelines.									
Tick only if there are changes from last year!		The housing's living space: <input type="radio"/> Over 100 m ² <input type="radio"/> 60-100 m ² <input type="radio"/> Under 60 m ²									
		Does the housing lack a bathroom/shower or WC? <input type="radio"/> Yes <input type="radio"/> No									
		Has the contract concerning benefits from surrendered property been changed – all costs now to be borne by the recipient of benefits from surrendered property? <input type="radio"/> Yes <input type="radio"/> No									
1.3 Reimbursement from tenants of maintenance costs etc. (the amount shall increase the income)											
1.4 Other income											
1.5 Total gross income											

2 Expenses

You must be able to document/substantiate expenses by receipts etc. on the tax office's request.

		Total amount (incl. VAT)	Of which deductible expenses
2.1	Ground rent, your part of deductible costs reported from housing cooperatives/jointly-owned housing properties. Some costs are not to be included, see the guidelines.		
2.2	Local government taxes (incl. property tax, if applicable) and insurance premiums for the property		
2.3	Wages paid: Has the amount been reported to the tax authorities? <input type="radio"/> Yes <input type="radio"/> No		
Deductible expenses			▶
2.4 Maintenance			
Type (Specify what concerns the let part and, if relevant, what concerns your own residence)	Work carried out/ materials supplied by	Accrued	
	Name and address	Date and year	Amount
			Total amount (incl. VAT)
			Of which deductible maintenance
Total			
Reduction if the housing has previously been assessed as tax exempt As a rule, deduction will be granted for all maintenance costs for let housing, except if the housing property has been exempted from taxation during the past five years. In such case, maintenance costs during the first year of accounts-based assessment will not be deductible if the letting of the property lasts for less than half the income year (till 182 days). It includes all letting during the year, even the part when the owner lived in at least half of the property (residence). If the letting of the property lasts for more than half the income year, full deduction will be granted for maintenance costs of up to NOK 10,000. For amounts in excess of this, the deduction will be reduced by 10 per cent for each of the past five years in which the housing property was taxed on its imputed rental value and/or assessed as tax-exempt. Contact the tax office if you are in doubt.			
Deductible maintenance costs			▶
2.5 Actual loss of rental income			
2.6 Depreciation of building			
2.7 Other costs (specify), including depreciation of movables			
2.8 Costs relating to the part used as your own residence, electricity, heating, cleaning etc.	÷		▶
2.9 Total costs			
2.10 Net income before any allocation to spouse			
2.11 Share of net income (profit/loss) allocated to spouse. The amount is to be entered in your spouse's tax return.			
Net income (interest on debt is not to be deducted here). The amount is to be transferred to your tax return.		Profit	Item 2.8.2 for profit from property in Norway Item 2.8.5 for property outside Norway
		Loss	Item 3.3.12

3 Control questions

Do the costs include any of the following:

3.1 Taxes on wealth and income (regarding property tax, see the guidelines to item 2.2)	<input type="radio"/> Yes <input type="radio"/> No	Amount, if any
3.2 emuneration paid to the homeowner, spouse or children who are assessed together	<input type="radio"/> Yes <input type="radio"/> No	
3.3 Membership fee, homeowners' association or other associations	<input type="radio"/> Yes <input type="radio"/> No	

Guidelines

Who must submit the form?

The form must be submitted by all persons who let real property (also property outside Norway) if the rents are taxable, except if the letting is a part of business activities included in their income statement. The form must be submitted for the letting of land, e.g. agricultural areas or plots of land. The form must also be submitted when the new owner provides benefits derived from the property in form of right of occupancy outside agriculture and forestry. If you have several rental agreements in the same property during the year, income and expenses are summarized in the form in the item 1 and 2. However, the tenants are to be listed in item 1.1. The form is not to be submitted when letting out

- holiday home that the owner uses himself on a regular basis
- your own home and the rental income is tax-free
- your own home and the rental period is less than 30 days

If you want to read more about the tax obligation upon letting of a private house etc., please confer the Tax Act section 7-2 and information at skatteetaten.no or contact the tax office.

Joint ownership

If a property is jointly-owned, all the joint owners must submit a form. If two of the joint owners are married, see below. Each joint owner must fill in the form with his/her proportionate share of income and expenses under each item based on the ownership interest (your percentage share of the jointly-owned property). Example: If the property is owned jointly by two persons who have identical ownership interests, they must both complete a form in the ordinary manner, but such that 50 per cent of the income and expenses are entered in each form. The total income and expenses in the forms must add up to the total income and expenses for the property.

If two spouses own a property jointly (the spouses alone or jointly with others), they can submit one form together. If two spouses wish to allocate income/expenses between the spouses, see the guidelines to item 2.11. If there are other joint owners of the property, they must submit their forms in the ordinary manner, cf. the paragraph above.

Income and expenses

Rental income is taxable for the year in which it is earned, regardless of when the rent is to be paid pursuant to the contract or is actually paid. This means that rent accrued during the year is taxable income even if the payment has not been received during the year in question. If the amounts are not paid in such cases, see item 2.5. Rent paid in advance is not to be declared as income until the rent has been earned, i.e. the year to which the rent applies. The benefit of the owner using part of a housing property subject to accounts-based tax assessment as his/her own residence is not taxable income.

Expenses shall be deducted in the year in which the obligation to pay was incurred, regardless of when the expenses are to be paid or are actually paid. Thus neither the agreed due date nor the actual payment date have a bearing on when the expense is to be deducted.

- Item 1.1 Here you enter the rental income accrued during the income year. For short-term lettings of residential/leisure property that you do not live in/use and you have several tenants, it is sufficient to write "Short-term letting" instead of the tenants names.
- Item 1.2 Benefits derived from surrendered property: the rental value of housing for properties where certain person(s) have a right of occupancy free of charge. This item only applies to housing (house/apartment) for retired farmers that is unrelated to agriculture or forestry business activity (the rental value is in such case entered in form RF-1177). The item is to be left empty if the retired farmer bears all the running costs in accordance with the original sales contract. The gross benefits from surrendered property shall be deducted under item 3.3.3 in your tax return. In 2020, the rental values are to be stipulated at the following standard rates:
- | | | |
|-------------------------|--------------|---|
| Living space | Rental value | Living space is all space inside the exterior walls with minimum headroom of 190 cm. The rental value is reduced by 25 % if the housing has no bathroom/shower or WC. |
| Over 100 m ² | NOK 31 000 | |
| 60 – 100 m ² | NOK 23 300 | |
| Under 60 m ² | NOK 15 500 | |
- Item 1.3 If the tenant has reimbursed maintenance costs included in the costs entered in this form, the amount received must be entered here.
- Item 1.4 If you let an apartment in a housing cooperative (housing association or limited liability housing company) or jointly-owned property, your share of the cooperative/property's income must be entered here. The amount is specified in the statement from the housing cooperative or jointly-owned property. Please note that the pre-entered amount relating to the apartment must be deleted from your tax return, see guidelines to item 2.8.1 in the tax return for more details. Benefits derived from surrendered property other than the right of free occupancy (payments in kind, cash benefits) are also entered here.
- Item 2.1 Here you enter the ground rent incurred during the income year and your share of deductible expenses reported from the housing cooperatives/jointly-owned housing properties. Please note that the apartment's pre-entered share of expenses in the housing cooperative/jointly-owned housing property must be deleted from your tax return, if the costs are also included in this form. Any repayment of joint debt is not deductible, and is therefore not to be included in the amount entered under this item. Any accrued interests shall not be deducted from this form, but shall instead be shown in item 3.3 in the tax return. If specific information about the deductible amount cannot be obtained from the housing cooperative/jointly owned housing property, the taxpayer has to make a discretionary estimate of the amount. If the owner uses part of the housing property as his/her own residence, the expenses must be divided between the tax-free and the taxable part of the housing property.
- Item 2.2 Here you enter local government taxes such as waste collection, water and sewage charges. Insurance premiums for the property are also entered here, as is any property tax. If the owner uses part of the housing property as his/her own residence, the expenses must be divided between the tax-free and the taxable part of the housing property. Wealth and income tax, on the other hand, are not deductible.
- Item 2.3 Here you enter any wages paid, for example to caretakers, managers, business managers etc. If the owner uses part of the property as his/her own residence and it cannot be determined which part of the home the payroll expenses relate to, the expenses must be divided between the tax-free and the taxable part of the property on the basis of rental value.
- Item 2.4 Maintenance. Maintenance costs incurred during the year, i.e. costs in connection with restoring the property to its former condition, are deductible. If the owner uses part of the property as his/her own residence and it cannot be determined which part of the home the maintenance expenses relate to, the expenses must be divided between the tax-free and the taxable part of the property on the basis of rental value. Upgrading is not deductible here, but is added to the property's cost price for calculation of the property's opening value for calculation of any taxable gain or deductible loss on the sale of the property. The costs of improving or altering the condition of the property, e.g. extensions, modernisation or modifications, are deemed to be upgrading. For more information regarding the difference between maintenance and costs, see skatteetaten.no.
- Item 2.5 Confirmed loss of rental income. Actual loss of rental income is deductible when the rental income has previously been taxed as income. The loss is deemed to be confirmed when:
- legal enforcement or debt recovery has failed, or
 - debt settlement proceedings, bankruptcy, liquidation or winding-up of the debtor's estate makes it clear that the assets of the estate do not and will not cover the claim, or
 - when the claim must for other reasons be deemed to be irrecoverable.
- Item 2.6 Depreciation of building. Does not apply to plots of land or housing properties. The balance form is a compulsory enclosure when depreciation is claimed (RF-1084).
- Item 2.7 Other costs. If the rent includes lighting, heating, cleaning etc., costs relating to this are entered here. When furnished housing and the owner uses the furniture him/herself before and after the letting period, a deduction for wear and tear on furniture can be claimed, stipulated at 15 per cent of the gross rental income. This rule is normally not applicable to rental periods exceeding three years. For longer rental periods, let furniture with a cost price of less than NOK 15 000 can be directly deducted. If the cost price of furniture, fixtures and fittings is NOK 15 000 or more, you can use diminishing-balance depreciation (balance group d, depreciation rate 20%). The balance form (RF-1084) must then be enclosed. You can also claim a deduction at set rates for travel expenses relating to the letting, for example viewings, maintenance and inspections. See www.skatteetaten.no for information about which rate to use. If you have given living space information to the authorities for value assessment of residences, and the rent is taxable, your costs of measuring the area are deductible. You can enter the deduction here. If the owner uses part of the property as his/her own residence, the expenses must be divided between the tax-free and the taxable part.
- Item 2.8 If the costs entered under item 2.7 also cover lighting, heating, cleaning etc. of a residence used by the owner, the share of the costs relating to this residence must be reversed here.
- Item 2.11 Spouses can choose to allocate between them the net income (profit/loss) under item 2.10. This applies regardless of whether the property is owned by the two spouses jointly or whether one of the spouses owns the property alone. If the spouses want to allocate the income between them, it is important that only one form (not two) is submitted as an enclosure with one of the spouses' tax returns.

Signature

Date	Signature
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Assessed by the Norwegian Tax Administration pursuant to the Tax Administration Act section 8-2 and section 8-15 with regulations and with authority from the Directorate of Taxes

Use of information provided in RF-1189 by other public agencies

In order to coordinate and simplify reporting from business and industry, information provided in this form can be used in part or in whole by other public agencies authorised to collect the same information, cf. the Act relating to the Register of Reporting Obligations of Enterprises sections 5 and 6. Information about any such coordination can be obtained from the Register of Reporting Obligations of Enterprises by calling +47 75 00 75 00.