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1031 Exchanges 2.0 In the Title and Escrow World

INTRODUCTION: This course will cover topics a brief overview of the basic principles of 1031 Exchanges, discuss the changes to 1031 Exchanges in recent years, uncover some of the nuisances of 1031 Exchanges in relation to intangible real property, as well as how Title Companies and Qualified Intermediaries can work seamlessly together for a successful 1031 exchange for their respective clients.

Introduction

- Recent changes to 1031 Exchanges

- How these changes impacted 1031 Exchanges

Like Kind Requirement & Real Property

- What is Real Property?

- Improvement to Land under new regulations

- Intangible Real Property

- Incidental Personal Property

- Partnerships and Fractional Interests

- Disregarded Entities and Fractionalized Interests

Issues for Entities in 1031 Exchanges

- Partnerships and Fractional Interests

- Disregarded Entities and Fractionalized Interests

Recurring Exchange Issues

- Drop & Swaps

- Qualified Use and Holding Periods

- What is “boot”?

- Interplay of Section 121 and Section 1031

- Second Homes or Vacation Homes

- Related Party Rule

Title Company and QI Synergies

Types of Exchanges

- Typical Forward 1031 Exchange

- Reverse Exchange
 - o Alternatives to a Reverse Exchange

 - o Basics of a Reverse Exchange

 - o Reverse Exchange Issues

Pandemics and Natural Disasters

- Timing of Transactions

- Impact on 1031 Exchanges

- Logistics of Closings

What's on the Horizon

- Forecast for Real Estate and 1031 Exchanges

Regulations on Qualified Intermediaries

Question and Answer