

O Rental Property

Income received from rental property is COUNTABLE, and can be either of the following:

- Self Employment Rental Income
- [Unearned Rental Income](#)

(See [Allowable Business Expenses](#) for additional policy)

NOTE Policy in this section also applies to income received from individuals that rent a room in a home occupied by a participant. (See [Boarders](#) when the income includes provided meals)

Treat rental property income as self employment when a participant spends any amount of time managing the property (e.g. rent collection, maintenance, or other work).

FS EXCEPTION

At least 20 hours per week must be spent managing the rental property to be considered self employment. **AZTECS** applies the 20% earned income deduction. (See Example [Rental – Self Employment](#))

Determine the identifiable [allowable business expense](#), when the owner of the rental property resides in the home and does not have a separate utility meter. A personal shelter expense CANNOT be claimed for an [allowable business expense](#).

(See [Self Employment Verification](#) for acceptable verification)