

Gifts of Real Estate

Almost any type of real estate may be used to make a gift to Clark: undeveloped land, farms, commercial buildings, vacation homes, or your primary residence. Gifts may be made using a variety of vehicles described below, either during your lifetime or via bequest. In most cases, Clark will sell the real estate and use the proceeds to support the purpose you designate. In rare cases with gifts of property close to campus, Clark may retain and use the real estate as part of our operations.

All real estate gifts require in-depth review and pre-approval by the Clark Gift Acceptance Committee before they are completed. To claim a tax deduction, you will need to get an appraisal of your gift by a qualified real estate appraiser.

Outright Gifts

If you make an outright gift of real estate during your lifetime, you can claim a charitable income-tax deduction for the full fair-market value of the unencumbered real estate. You may claim a deduction of up to 30% of your adjusted gross income in the year of your gift; if you cannot use the full deduction in the first year, you may carry it forward for up to five years. You avoid capital-gain tax on any appreciation you have in the property and you may also reduce your estate taxes.

Real estate may also be bequeathed to Clark via your will or living trust. Please consult with the Office of Planned Giving before adding a bequest of real estate to your plans.

Retained Life Estate

You can give residential or farm property (your primary residence or a second home) to Clark while retaining the right to occupy the residence or operate the farm for your lifetime. You will receive a charitable tax deduction for the remainder interest in your property. You remain responsible for all upkeep of the property and required expenses including taxes and insurance. Upon your death, Clark would sell the property and the proceeds will support the program you have chosen. If you choose to move out of the property before your death, you have several options:

- Rent the property to a tenant
- Give your life interest in the home to Clark in exchange for a series of payments for your lifetime
- Relinquish your life interest to Clark and receive a second tax deduction

Bargain Sale

You can make a gift to Clark by selling us a piece of real estate for less than the market value. You receive a charitable tax deduction for the difference between the sales price and the fair market value of the property. The bargain-sale price must be any amount mutually acceptable to Clark and the donor.

For more information on how a Real Estate Gift might be a helpful tool in your philanthropic planning, please contact the Clark Office of Planned Giving at (508) 793-7593 or plannedgiving@clarku.edu.

Clark University does not provide legal or tax advice. We recommend that you seek your own legal and tax counsel in connection with gift and planning matters.