

## **WESTERN NORTH CAROLINA REAL ESTATE FOUNDATION**

### **Information for Prospective Donors**

The Community Foundation of Western North Carolina and its supporting organization the Western North Carolina Real Estate Foundation (WNC REF) welcome your interest in making a charitable gift of real property.

#### **Charitable intent**

As you consider a gift of property, we will discuss your charitable plans, especially if your gift will establish a new fund or other charitable vehicle. We strongly encourage involvement of your professional advisors to assess the impact of a significant gift on your particular situation.

#### **Information about your property**

Using the attached checklist as a starting point, WNC REF will gather as much information as possible about your property.

#### **Appraisal and environmental assessment**

WNC REF requires an independent appraisal, provided by the prospective donor, for its consideration of gifts of real property. The appraisal must:

- be prepared in accordance with generally accepted appraisal standards (as defined by the Uniform Standards of Appraisal Practice (USPAS) published by the Appraisal Foundation, [www.appraisalfoundation.org](http://www.appraisalfoundation.org)).
- be prepared, signed and dated by a qualified appraiser
- include all required information.

If the property has been used for commercial, industrial, manufacturing or agriculture, if its history is unknown or if there is reason to suspect environmental contamination, WNC REF may request or obtain a Phase I Environment Audit.

#### **Title**

A current title commitment including copies of all recorded documents must be received and approved by WNC REF prior to transfer of title.

#### **Transfer instrument and deed**

WNC REF will provide a transfer instrument prior to the deed transfer. The donor is responsible for preparation of the deed.

#### **Additional gift**

Donors will usually be required to make an additional gift of cash or marketable securities from which property taxes, POA or HOA dues and/or other estimated costs of maintaining the property until it is sold are reimbursed to WNC REF. At the time of sale, any remaining funds will be added to the charitable fund named to receive the gift proceeds.

### **WNC REF board approval**

All proposed donations to the Western North Carolina Real Estate Foundation (WNC REF) composed in whole or in part of real estate, must be approved by the WNC REF board. After needed information has been provided, a report is made to the WNC REF board. This board, comprised of real estate and real estate transaction professionals, accepts or declines the property.

### **Charitable deduction**

For most donors, the ability to claim a charitable deduction is an important consideration of a gift of real property. IRS Form 8283 (“Non-Cash Charitable Contributions”; Treas. Reg. 1.170A-13(a).) and a qualified independent appraisal must be filed with the donor’s Federal income tax return for the year of the gift.

The IRS requires the qualified appraisal be no older than 60 days prior to the date of the gift. For these purposes, the term “qualified appraiser” means an individual who (1) has earned an appraisal designation from a recognized professional appraiser organization or has otherwise met minimum education and experience requirements, (2) regularly performs appraisals for which he/she receives compensation, and (3) can demonstrate verifiable education and experience in valuing the type of property subject to appraisal and (4) meets the other requirements as prescribed in Treasury regulations. According to the IRS, the following persons can never be qualified appraisers: (1) the donor; (2) a party to the donor’s acquisition of the property (3) the charity-donee; (4) anyone employed by any of the foregoing, or related to any of the foregoing; and (5) anyone used regularly by any of the individuals just listed unless the majority of the work is performed for others.

### **Getting started**

To discuss a potential gift, please contact Laura Herndon, Vice President of Development at 828-367-9900 or [herndon@cfwnc.org](mailto:herndon@cfwnc.org).