



Tasks That Count Towards MP

Below is a practical list of activities that generally count toward material participation hours when performed by a rental property owner. These examples focus on operational involvement, not investor or educational tasks, and assume the rental property is already in service. As you use this list, remember that documentation and reasonableness matter just as much as the activity itself, and continuing to track hours beyond the minimum thresholds helps support your position if questioned.

- Collecting rent from tenants or guests
- Advertising rental property for lease
- Screening tenant or guest applications
- Negotiating and executing lease or rental agreements
- Directly managing or supervising repair contractors (this one is tricky)
- Performing repairs yourself
- Bookkeeping for the rental property (but not reviewing financial statements, subtle)
- Decorating/staging the rental property
- Conducting safety inspections (but let's not get carried away)
- Renovating an in-service property (the in-service part is critical)
- Meeting tenants and guests about issues
- Responding to maintenance calls (but simply being on-call does not count)
- Purchasing supplies (but let's not dilly dally)
- Coordinating tenant move-in and guest check-in, including when they leave
- On-site management visits (same warning as safety inspections)
- Reviewing local compliance requirements including Airbnb and VRBO
- Filing permits for rental operations
- Procuring and reviewing hazard insurance
- Supervising employees such as your children who are on payroll
- Communicating with city inspectors
- Managing utilities for rental property (negotiating internet service, for example)
- Paying HOA dues and managing HOA compliance
- Attending HOA meetings if they are specific to operations
- Attending zoning or city council hearings for rentals
- Preparing property for new tenants or guests (turnover cleaning)
- Filing property tax protests/appeals (which you should do every two years, always)
- Meeting with attorneys and tax professionals
- Coordinating landscaping or lawn care services, including pest control
- Reviewing and signing vendor contracts such as trash or pool service
- Tracking and reconciling rent payments
- Drafting and reviewing tenant or guest communications
- Inspecting property after storms or damages
- Preparing documentation for tax return (if directly rental-related)



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