



## What the New Tax Law Means for Your Giving: 7 Things You Need to Know

Changes to the tax code beginning January 1, 2026, could affect how — and when — you choose to give to the ELCA Foundation and other nonprofit organizations.

What's new:

**1. Tax benefit for non-itemizers**

Even if you don't itemize, you can deduct up to **\$1,000 (single filers) or \$2,000 (married couples)**. So even **smaller donations** can make an impact. *Note: Gifts to donor advised funds are excluded.*

**2. New floor for itemizers**

You will need to give at least 0.5% of your adjusted gross income (AGI) to claim a charitable deduction. Consider maximizing your giving in 2025 before the new rule takes effect.

**3. New limit for top earners**

Currently, top earners get a 37-cent tax benefit for every \$1 deducted. Starting in 2026, that drops to 35 cents. If you are in the top tax bracket, consider giving more this year to avoid losing tax benefits next year.

What stays:

**1. Income tax brackets**

The new law permanently extends the current tax rates.

**2. Standard deduction**

For 2025, it will be \$15,750 for single filers and \$31,500 for married couples filing jointly. If you don't itemize, you may still benefit if you give appreciated stock, real estate, or, if you are 70½ or older, from your IRA.

**3. Deduction limit for cash gifts**

You can still deduct cash gifts of up to 60% of your AGI. Consider combining your cash and non-cash assets (often called blended giving) to maximize your tax benefits and impact.

**4. Estate and gift tax exemption**

It will increase to \$15 million per individual and \$30 million per married couple filing jointly. Your estate is likely under this amount, so focus on current giving to receive tax benefits.

Want to make the most of a gift to the ELCA Foundation in 2025? Contact Joe Sullivan at 773-380-2483 or [joe.sullivan@elca.org](mailto:joe.sullivan@elca.org). Joe would be happy to discuss the best ways you can create a legacy to support the Lutheran ministries close to your heart.



*This church and its ministries mean a lot to you. And they mean a lot to the communities we serve.*

The ELCA Foundation is here to help you create your legacy and ensure the continuation of God's work in the world – for years and years to come.

With \$1.2 billion in donor-designated gifts and invested assets entrusted to our care, we partner with individuals and organizations to thoughtfully steward these resources and maximize their impact. We'll help you establish a planned gift that benefits any ELCA ministry, including your congregation, camp, university, seminary or churchwide ministry, such as ELCA World Hunger, the ELCA Fund for Leaders or Lutheran Disaster Response.

## GIFT PLANNING SERVICES FOR INDIVIDUALS

A planned gift can help you make a more significant gift than you ever thought possible while at the same time advancing your financial and estate-planning goals. Options include:

- **Gifts made through wills, trusts or estates.**
- **Gifts made from donor-advised funds**, which allow you to direct funds to benefit ministry.
- **Donor-directed distribution gift instruments**, which provide flexibility on how your gifts are named and where they are distributed, with a maximum number of 10 beneficiaries.
- **Named endowment funds**, which are established with outright gifts or through other gift vehicles in your name or in memory of a loved one.
- **Gifts of cash, securities and real estate**, which allow you to make an impact on ministry today.
- **Qualified charitable distributions from your IRA**, which allow you to make a gift to support ministry and save on your taxes.
- **Charitable gift annuities**, which provide fixed payments for life, with the remainder benefiting ministry.
- **Charitable remainder trusts**, which provide a stream of income for a term of years or for life. The remainder benefits ministry.



## GUIDANCE FOR CONGREGATIONS

To help your congregation be an effective partner in planned and major giving, we offer assistance with:

- **Mission endowment fund guidance** so congregations can be thoughtful stewards of bequests and planned gifts.
- **Gift planning education** through seminars on charitable gift planning.
- **Investment options for endowments** available through the Ministry Growth Fund. For more information, contact the ELCA Foundation.

## LET'S CONTINUE THE CONVERSATION.

The ELCA Foundation has professional gift planning staff throughout the nation and gift planning tools for every situation. All of our gift planning services are made available to individuals and congregations without obligation. It is our ministry to be of service.

To speak to a gift planner in your region:

- Visit us at [Foundation.ELCA.org/contact](https://www.elca.org/contact).
- Call us at 800-638-3522.
- Email us at [elcafoundation@elca.org](mailto:elcafoundation@elca.org).



## ELCA Foundation

8765 W. Higgins Rd.  
Chicago, IL 60631-4101  
800-638-3522 • fax 773-380-2280  
Foundation.ELCA.org

A charitable gift annuity is not regulated by the Oklahoma Insurance Department and is not protected by a guaranty association affiliated with the Oklahoma Insurance Department.

Charitable gift annuities are not regulated by and are not under the jurisdiction of the South Dakota Division of Insurance.

Annuities are subject to regulation by the state of California. Payments, however, are not protected or otherwise guaranteed by any government agency or the California Life & Health Insurance Guarantee Association.

Information provided by the ELCA Foundation does not constitute legal or tax advice. Donors are encouraged to consult with their legal and tax advisors prior to creating gifts with the ELCA Foundation. To ensure compliance with IRS requirements, be aware that any U.S. federal tax information contained in this brochure is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party to any transaction or matter addressed herein.



## GROWING IN FAITH. GROWING IN GIVING.

Gift planning options that reflect your life's journey.



ELCA Foundation



**With the ELCA Foundation,  
making a difference in the world is easier than ever.**

Visit **Foundation.ELCA.org** to schedule a free consultation with a regional gift planner and discuss the charitable-giving opportunities that are right for you.

	Charitable Gift Annuity	Charitable Remainder Unitrust	Charitable Remainder Annuity Trust	Donor-directed Distribution Agreement	Donor-advised Fund	Named Endowment	Outright Gift/Bequest
<b>I want to receive for myself or others ...</b>							
an immediate income stream	✓	✓	✓				
income at a future date	✓	✓	✓				
income based on trust value		✓					
fixed income	✓		✓				
<b>I want the charity to receive my gift ...</b>							
upon gift receipt/maturity	✓	✓	✓	✓			✓
into perpetuity		✓	✓	✓		✓	
distributed by request					✓		
<b>I want to make a gift ...</b>							
once during my lifetime	✓	✓	✓		✓	✓	✓
through regular dispersals over my		✓			✓	✓	✓

lifetime							
upon my (our) death		✓		✓		✓	✓
<b>I want to make a gift with ...</b>							
cash	✓	✓	✓	✓	✓	✓	✓
marketable securities	✓	✓	✓	✓	✓	✓	✓
depreciated business assets*		✓				✓	✓
real estate*		✓		✓		✓	✓
closely held corporations*		✓				✓	✓
grain/marketable commodities*		✓			✓	✓	✓
IRA distributions (QCDs)	✓					✓	✓
<b>I am looking for the following benefits ...</b>							
ELCA Legacy Society	✓	✓	✓	✓		✓	
updating beneficiaries without changing my will	✓	✓	✓	✓	✓	✓	
documentation of gift intention	✓	✓	✓	✓	✓	✓	
charitable tax deduction	✓	✓	✓		✓	✓	✓
reduced capital gains taxes	✓	✓	✓		✓	✓	✓
reduced estate taxes	✓	✓	✓	✓	✓	✓	✓
payments that may be partially tax-free	✓	✓	✓				
spreading inheritance to heirs over time	✓	✓	✓				
<b>Minimum Gift Amount</b>	<b>\$25,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>No Minimum</b>	<b>\$10,000</b>	<b>\$25,000</b>	<b>No Minimum</b>



## [ *at a glance* ] DONOR ADVISED FUND



### WHAT IS A DONOR ADVISED FUND?

A donor advised fund (DAF) is a charitable account you can establish with the ELCA Foundation permitting your current gifts to be used for future support of the ministries and charities that matter the most to you. The ELCA Foundation Donor Advised Fund is invested in the Endowment Fund Pooled Trust, meaning these accounts receive stable quarterly distributions with underlying growth through market investments. With the ELCA Foundation Donor Advised Fund you can have confidence in your account being invested alongside the endowments of not only the ELCA but also more than a thousand ELCA congregations, synods and ministries. These investments all follow the Corporate Social Responsibility guidelines of the ELCA, which ensure that your investments make a difference before they're even distributed.

#### Here's how it works:

You establish and name a donor advised fund with the ELCA Foundation through your work with a regional gift planner. The fund will be established with named adviser(s) – typically you, the donor(s) – who will recommend grants from the fund. Your regional gift planner will assist you in deciding the future of the donor advised fund by establishing successor advisers, a future transition to a **named endowment** or final distribution of assets.

The DAF can be funded through gifts of cash, **stock**, **marketable commodities** or other assets, including gifts of **real estate**, closely held stock, subchapter S corporate stock, LLC interests and partnerships.\* You receive an immediate tax deduction when you contribute cash, securities or other assets to a DAF. Funds in your DAF are able to grow tax free, and distributions can be made via a grant recommendation from the advisor(s) of the fund.

These distributions can support your congregation, ministries and favorite charities. By involving family members in making grant recommendations, many families use their donor advised fund to teach younger generations about giving.

### WHAT ARE THE BENEFITS OF A DONOR ADVISED FUND?



Organize and simplify your giving.



Share giving decisions with your family.



Split large gifts among multiple ministries.



Give anonymously.

## **WHY SHOULD I USE A DONOR ADVISED FUND?**

### **What are the benefits?**

- A donor advised fund allows you to receive an immediate tax deduction for a large contribution and permits flexibility in making distributions to congregations, ministries and charities.
- Anyone can contribute to your donor advised fund, which permits you to use the fund similarly to a family foundation or for giving circles.
- You can simplify your charitable giving by making gifts to a donor advised fund and making the fund your sole source of charitable deductions.
- A donor advised fund allows you to give anonymously to organizations.
- Appreciated assets can be given directly to a donor advised fund to reduce capital gains tax, receive an immediate deduction and allow tax-free future growth of your charitable dollars to maximize your giving.

## **RULES TO KEEP IN MIND:**

- There is a \$200 minimum per recipient for distributions from a donor advised fund.
- Distributions are made on the last business day of each quarter.
- There is a \$10,000 minimum account balance for donor advised funds.
- The Endowment Fund Pooled Trust is a long-term investment. ELCA Foundation donor advised funds are best suited for donors who want to distribute funds over a long period of time, similar to the way an endowment works but offering the flexibility to make additional gifts at the request of the adviser(s).

## **TIP:**

A donor advised fund is a useful tool for sharing giving choices and gifts with your family and/or friends. Sharing giving decisions from your DAF can be a great way to teach younger generations about the joy of giving. A DAF is not a family foundation, but it may achieve many of the same goals with significantly lower costs.

\* Any proposed gifts of such assets must be reviewed in advance with the ELCA Foundation and the donor's tax adviser.

## **WANT TO LEARN MORE?**

**Find your regional gift planner at [Foundation.ELCA.org/contact](https://Foundation.ELCA.org/contact) or call 800-638-3522.**

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[at a glance]

## QUALIFIED CHARITABLE DISTRIBUTION (QCD)



### WHAT IS A QUALIFIED CHARITABLE DISTRIBUTION?

A Qualified Charitable Distribution (QCD) is a wonderful way to support the life-giving ministries of the ELCA, meet your required minimum distribution and reduce taxable income.

#### Here's how it works:

If you are 73 and have an Individual Retirement Account (IRA), you are required by law to withdraw a certain amount of money from the account each year — this is known as your required minimum distribution (RMD). Many people find that they don't need the extra income, but they're required by law to take it. With the recent tax code changes, not everyone can itemize deductions, which means the RMD is taxed as income. Making a gift to charities directly from your retirement account in the form of a QCD may allow you to meet your RMD requirement without increasing your taxable income.

If you're unsure how to use your QCD, your regional gift planner can help you create a plan for it to support your favorite ELCA program or begin your own endowment fund with the ELCA Foundation.

### A QCD MIGHT BE RIGHT FOR YOU IF YOU...

Are at least

**70½**  
YEARS OLD



Want to support your favorite charities while reducing taxable income.



Are required to take a minimum distribution from your IRA.



Are at any income level — QCDs have tax benefits for low-, middle- and high-income taxpayers.

# [at a glance] QUALIFIED CHARITABLE DISTRIBUTION (QCD)

## WHY SHOULD I USE A QCD?

- Distributions redirected to a charity are not considered income.
- Because these distributions aren't added to your income, you may qualify for lower Medicare premiums and lower Social Security tax rates and avoid higher tax rates and phaseouts.
- They may count toward your RMDs.
- You don't have to change your will or trust.
- It's simple to report on your 1040 form.
- Your gifts immediately support the ELCA programs of your choosing.

## RULES TO KEEP IN MIND:

### MAXIMUM GIFT

**\$108,000**  
PER PERSON EACH YEAR

(up to \$216,000 for  
married couples)

### GIFTS MUST

come from an IRA, not a 401(k).

be paid directly to a charity from  
your IRA custodian.

be received by your charity prior to  
Dec. 31 of the calendar year.

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[at a glance]

## CHARITABLE REMAINDER TRUST (CRT)



### WHAT IS A CHARITABLE REMAINDER TRUST?

A **Charitable Remainder Trust (CRT)** is a wonderful way to support the life-giving ministries of the ELCA and provide a stream of income for you and/or your loved ones.

#### Here's how it works:

A CRT is an irrevocable trust designed to generate an income stream for you or your loved ones for a defined period of time, with the remainder of the donated assets going to the ministries of your choice. You might choose to fund your CRT during your lifetime with an appreciated asset — such as a home, land or securities — to provide lifetime income for you and potential income for your heirs for a predetermined time frame. Or, you might establish a testamentary trust, funded through your estate plan, to provide income to your heirs over time and avoid the financial risks associated with windfall inheritances.

### A CRT IS RIGHT FOR YOU IF YOU:



Are able to  
make a gift of  
at least  
**\$100,000**



Want to ensure that  
your bequest to  
family is distributed  
over time.



Can fund your  
CRT during your  
lifetime or upon  
your death.

## WHY SHOULD I USE A CRT?

### What are the benefits?

- You receive an income tax deduction.
- Your gift allows you and/or your chosen beneficiaries to receive regular income during the term of the CRT.
- Under the new IRA laws, you can stretch out an IRA by naming your CRT as the beneficiary of your IRA.
- You may avoid capital gains on gifts of highly appreciated assets, including stocks and real estate.
- The ELCA Foundation will serve as the trustee of your CRT.
- A testamentary CRT may help you avoid the financial and personal challenges of a windfall inheritance.
- After the term of the CRT ends, your gift supports ELCA ministries of your choosing.

## RULES TO KEEP IN MIND:

- Your CRT is irrevocable and cannot be changed after it is funded.
- A testamentary CRT is dependent upon an executed trust and estate provisions to fund the trust.

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[ *at a glance* ]

## CHARITABLE GIFT ANNUITY (CGA)



### WHAT IS A CHARITABLE GIFT ANNUITY (CGA)?

A charitable gift annuity is a simple contract between you and the ELCA Foundation. In exchange for making a gift to benefit any ELCA ministry, you will receive regular (quarterly, semiannual or annual) fixed payments for your lifetime and, if you desire, for the lifetime of your spouse or another person. Your ministry of choice receives the remainder of your gift. You receive a tax deduction at the time the charitable gift annuity is established. A portion of each payment is tax-free in most cases.

#### Here's how it works:

Charitable gift annuities can be funded with cash and/or marketable securities. Funding a charitable gift annuity with an appreciated asset you own may enable you to bypass part of the capital gains tax normally associated with selling the appreciated asset outright. When you make your gift, the fixed payment rate is determined by your age(s) and will never fluctuate.

### A CGA IS RIGHT FOR YOU IF YOU:



Are able to make a gift of at least  
**\$25,000**

Are at least

**65** OR OLDER

Deferred gift annuities can be established at age 55.



Want to ensure a steady stream of income during your lifetime.

## WHY SHOULD I USE A CGA?

### What are the benefits?

- Establish your annuity by donating cash or marketable securities.
- Receive a fixed income stream for the rest of your life.
- Establish a future tax-advantaged income stream while receiving a current tax deduction.
- Avoid or reduce capital-gains tax (when funding an annuity from appreciated securities).
- Select from joint-and-survivor annuity options.
- Support any ELCA ministry (including your congregation or favorite local/churchwide ministry).

## RULES TO KEEP IN MIND:

- Your gift is irrevocable and cannot be changed after it is funded.
- You must be age 65 or older to create an annuity. If you are at least 55, you may create a deferred annuity and defer payments to a future date when you can supplement your retirement income.

## WANT TO LEARN MORE?

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The examples and information provided are for illustrative and educational purposes only and should not be considered tax or legal advice. Please consult with your tax or legal adviser about proceeding with your gift plan. The Evangelical Lutheran Church in America and the ELCA Foundation currently do not offer charitable gift annuities to any individuals in the states of Alabama, Hawaii or Tennessee. A charitable gift annuity is not regulated by the Oklahoma Insurance Department and is not protected by a guaranty association affiliated with the Oklahoma Insurance Department. Charitable gift annuities are not regulated by and are not under the jurisdiction of the South Dakota Division of Insurance. Annuities are subject to regulation by the state of California. Payments, however, are not protected or otherwise guaranteed by any government agency or the California Life & Health Insurance Guarantee Association.

[ *at a glance* ]

GIVING THROUGH  
YOUR ESTATE  
WITH DONOR-DIRECTED DISTRIBUTION AGREEMENTS



## WHAT IS AN ESTATE GIFT?

As Christians we are called to bear witness to our faith, in life and through our final moments. We do not consider death to be our final defeat — instead, our final victory is in Christ. Making end-of-life gifts, or estate gifts, in support of the ministries that matter the most is an important way we can leave a legacy of generosity as a witness to others.

Every individual has an “estate” comprising all the assets (money and property) they own at death. An estate gift is a broad category of end-of-life gifts, made to charities from one or more of these sources. Working with a regional gift planner from the ELCA Foundation can help you structure your estate plan in a way that maximizes gifts to family and ministries and minimizes the risk of a lengthy legal process. An estate gift can be the largest gift you’ll ever give, and it’s important to ensure that the gift is well-planned and -documented.

A regional gift planner can help you establish a donor-directed distribution agreement, a tool that enables flexibility and accountability in your estate-giving plans to ensure that your gift is properly funded, distributed and utilized.

## WHAT IS A DONOR-DIRECTED DISTRIBUTION AGREEMENT?

A distribution agreement allows the ELCA Foundation to be your partner in distributing your end-of-life gifts and ensuring that these gifts are as you intended. The agreement contains a list of up to 10 beneficiaries, with specific percentage allocations and descriptions of the uses intended for these gifts. You can change a distribution agreement at any time without amending your estate plan or will.

### Here’s how it works:

A distribution agreement is established through the ELCA Foundation with the help of a regional gift planner. This process documents charitable gifts from your estate and helps guide your decisions on funding sources for each. The process is completed by listing the ELCA Foundation as the charitable recipient on any beneficiary designations, bequests and/or transfer-on-death deeds. That way, you can make any future changes to your charitable estate plans directly with the ELCA Foundation without needing to amend your will or estate plans.

## A DISTRIBUTION AGREEMENT IS RIGHT FOR YOU IF:

- You want the flexibility to modify your charitable beneficiaries at any time.
- You want to keep control of your assets during your lifetime and make charitable gifts through your estate.
- You want to combine multiple assets to fund your charitable-giving plans.

## WHY SHOULD I USE A DISTRIBUTION AGREEMENT?

### What are the benefits?

- You can add or change charitable recipients of your estate at any time without updating beneficiary designations or amending your will or trust.
- A distribution agreement allows the ELCA Foundation to be your partner in ensuring that your estate gifts are distributed in a timely fashion to the charities of your choice and used for your intended purposes.
- Distribution agreements allow for more beneficiaries and more specific designation details than are typically allowed in beneficiary forms.

## RULES TO KEEP IN MIND:

- A portion of your total charitable gift will support the work of the ELCA Foundation through a 5% distribution. This gift will be used to support the ministry of the ELCA Foundation in developing charitable gift plans, working with congregations and processing gifts.
- There is no minimum gift amount for a distribution agreement.
- An estate gift is a revocable gift and can be changed at any time.

## WANT TO LEARN MORE?

Find your regional gift planner at [Foundation.ELCA.org/contact](https://Foundation.ELCA.org/contact) or call 800-638-3522.

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## [at a glance] MARKETABLE SECURITIES



### WHAT IS A GIFT OF MARKETABLE SECURITIES?

Gifts of marketable securities — such as appreciated stocks, bonds or mutual funds held for more than one year — can support the ELCA, your congregation and the ministries you care about the most. Gifting an appreciated security may help you avoid capital gains and earn a tax deduction based on the value of your gift. Gifts of stock can be used for outright gifts to ministry through a named endowment or donor-advised fund. Gifts of appreciated securities may also be used to fund life-income gifts through a charitable gift annuity or charitable remainder trust, providing income to a donor or other family members.

#### Here's how it works:

For you to enjoy the tax advantages of this gift type, the securities must be transferred directly to the ELCA Foundation prior to being sold. You or your broker should contact your **regional gift planner** prior to initiating a stock transfer. You will work with your gift planner to document the intended use of your stock gift. The transfer of securities can then be initiated, and the gift will be processed. The deduction of your gift will be used by taking the average, or mean, stock price of the security on the trading date when the gift is received.

Other securities, such as closely held stock, S subchapter corporate stock, limited liability company interests and partnerships can sometimes be used to make a charitable gift. Any proposed gift of such assets must be reviewed with the ELCA Foundation and the donor's tax advisers in advance. An S corporation, limited liability company or partnership may also donate specific assets, the deduction to be divided among the shareholders or members. Contact your regional gift planner to learn more about making gifts of this type.

### WHAT YOU NEED TO DO



Hold your marketable securities for at least one year.



Inform the ELCA Foundation of your gift intention prior to your stock transfer.



Permit the ELCA Foundation to handle the sale and processing of your gift.

# [at a glance] GIFT OF MARKETABLE SECURITIES

## WHY SHOULD I MAKE A GIFT OF APPRECIATED SECURITIES?

### What are the benefits?

With a gift of appreciated stock, bonds or mutual funds, you can:

- Support charitable causes without depleting cash reserves.
- Take an income-tax deduction for the asset's full fair-market value.
- Avoid capital gains taxes on appreciated assets.

## RULES TO KEEP IN MIND:

- Gifts of appreciated stock, bonds or mutual funds must be held for more than one year.
- Gifts of other securities must be reviewed and approved by the ELCA Foundation prior to your making the gift

## TRANSFER INFORMATION:

**Brokerage:** Charles Schwab & Co., Inc.

**DTC Clearing #:** 0164

**Account Name:** Endowment Fund of the Evangelical Lutheran Church in America

**Account #:** 3055-7938

**Federal Tax ID:** 41-1568278

When transferring securities, or if you have questions about transferring stocks, please notify: Shawn Greene at [shawn.greene@elca.org](mailto:shawn.greene@elca.org) or 773-380-2976.

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## [at a glance] GIFT OF REAL ESTATE



### WHAT IS A GIFT OF REAL ESTATE?

Real estate — whether a home, farmland or vacation property — can be one of your most meaningful and significant assets. A gift of real estate can be made upon death through your will or trust or made during your lifetime as an outright gift or as a gift allowing for continued use of the property.

#### Here's how it works:

A gift of real estate can be used to support the ELCA ministries you care most about, including your congregation. A portion of the gift can also be directed toward other qualified charities. Your real estate gift can be used as an outright gift to a charity, to fund a donor-advised fund, a named endowment, charitable remainder trust or any combination of these gift types.

In many cases a gift of real estate with the ELCA Foundation may hold a variety of benefits for the donor(s) in addition to potential tax savings:

- It can provide lifetime income to donor(s) when used to fund a charitable remainder trust.
- Donor(s) can enjoy the tax benefits of a current gift while retaining use of the property through a retained life estate.
- It can provide income at the time of contribution through a bargain sale.

The first step in exploring any potential gift of real estate is to contact your regional gift planner to explore potential benefits and begin the gift evaluation process. Your regional gift planner can guide you through the process of evaluating gift options for your home, property, or even vacation home to help determine what is best suited to your individual needs.

### HOW A GIFT OF REAL ESTATE WORKS



Establish your timeline for making the gift.



Contact a regional gift planner to explore potential benefits and gift options.



Begin the gift acceptance process.

## WHY SHOULD I MAKE A GIFT OF REAL ESTATE?

### What are the benefits?

- For an outright gift, donor(s) can receive an income tax deduction equal to the full fair-market value of the property.
- Donor(s) can enjoy a current income tax deduction while retaining use of, and/or income from, the property for their lifetime(s).
- Donor(s) can avoid capital gains tax on secondary properties or a highly appreciated primary residence.
- The gift removes a large, taxable asset from the donor(s)' estate.

### RULES TO KEEP IN MIND:

- Timeshares or partial interest in a property cannot be gifted.
- All real estate gifts are subject to approval by the ELCA Foundation.
- There is a \$100,000 (appraised value) minimum for real estate gifts.
- Donors should always consult their CPA or qualified tax adviser in evaluating the tax benefits of any gift, especially a gift of real estate.

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