rentvine

Tax Year 2026 guide

Your 1099 season, start to finish

A checklist and step-by-step guide for Rentvine customers — from November prep to an uploaded IRIS file and delivered 1099s.

What's new for 2026

$2,000
New reporting threshold for 1099-NEC and 1099-MISC, up from $600

IRIS
The only way to e-file. FIRE is retired for Tax Year 2026.

Feb. 1
Owner and vendor copies due, plus 1099-NEC to the IRS (2027)

Inside this guide

The 1099 checklist

Eight steps in Rentvine

Uploading your IRIS file

Corrections, extensions and records

This is general information for Rentvine customers, and is not tax, legal or accounting advice. Tax rules, thresholds and deadlines can change, and state rules vary. Current as of November 2026. Confirm how these rules apply to your company with your CPA or tax advisor. See Important information on page 13.

Your 1099 season, step by step

This guide takes you from November prep to a filed IRIS file and delivered 1099s by February 1, 2027. Use the checklist to track progress, and the eight steps for how to do each item in Rentvine.

What's new for Tax Year 2026

Two changes matter most this year: the reporting threshold is now $2,000, and the IRS's IRIS system is the only way to e-file.

- **$2,000 threshold.** Rent paid to owners (1099-MISC, Box 1) and vendor services (1099-NEC) are reportable at $2,000 or more, up from $600. Backup withholding moved to $2,000 too.
- **A few amounts didn't change.** Royalties stay at $10, and gross proceeds paid to an attorney, such as a settlement, stay at $600.
- **FIRE is retired.** IRIS is the only way to e-file, and a FIRE Transmitter Control Code (TCC) doesn't work in IRIS.
- **E-filing is required at 10 returns.** Count all your information returns together, W-2s included.
- **States can differ.** Check the threshold and filing rules in each state you file in.

At a glance

Start now	Setup	Close out	File	Due
November	**Late November**	**December**	**January**	**Feb. 1, 2027**
Decide who files. Apply for an IRIS TCC. Request W-9s.	Set up tax reporting. Run a trial compile.	Reconcile. Collect e-delivery consent.	Final compile. Upload to IRIS. Deliver copies.	Owner and vendor copies. 1099-NEC to the IRS.

1099-MISC is due to the IRS by Mar. 31, 2027 if e-filed, or Mar. 1, 2027 on paper.

The checklist

Tick these off as you go. Each one points to the step that shows how.

- [ ] **Decide who files.** You, a CPA or 1099 service, or Rentvine Accounting Services. Filing yourself? Apply for an IRIS TCC now. Step 1
- [ ] **Identify who needs a 1099.** Owners get a 1099-MISC for rent of $2,000 or more; service vendors get a 1099-NEC at $2,000 or more. Skip corporations, card-paid vendors and merchandise-only purchases. Attorneys get one even if incorporated. Step 2
- [ ] **Collect and verify W-9s.** The name on line 1 must match the tax ID. Verify with IRS TIN Matching, and flag foreign owners for your CPA. Step 3
- [ ] **Check your payer details.** Your legal name and EIN exactly as the IRS has them. Step 4
- [ ] **Define owner income.** Report rent and fees the owner keeps. Leave off your own fees, security deposits and owner contributions, and set your prepaid rent approach with your CPA. Step 4
- [ ] **Split co-owned income correctly.** Each owner's 1099 reflects their actual share. Step 4
- [ ] **Reconcile the year.** 1099s use payment dates. Reconcile through December 31 and include payments made outside Rentvine. Step 5
- [ ] **Compile, clear every error and file.** Upload the IRIS file and deliver recipient copies by Feb. 1, 2027. Steps 6–8

Step 1 · Now

Decide who files and get your IRIS TCC

Decide this early, because it changes everything at the end. Whoever files, your company is still the payer: your name and EIN go on every form, and the penalty risk stays with you.

Option	What you need	Good fit when
File yourself	Your own IRIS TCC. IRIS itself costs nothing.	You want control over timing and corrections

CPA or 1099 e-file service	Send them Rentvine's Excel export or IRIS file. Firms that file for clients use their own TCC.	You'd rather not manage a TCC
Rentvine Accounting Services	Our team files for you, $4 per electronic 1099.	You want cleanup and filing help in one place

Filing yourself? Apply for an IRIS TCC now

1. Have your Responsible Official — someone with authority for the company — create or sign in to an ID.me account. Anyone else on the application signs in with their own account.
2. Go to irs.gov/iristcc and start the IRIS Application for TCC.
3. Choose the **Issuer** role if you only file your own company's returns. Your EIN must match the EIN on the application.
4. Sign and submit the application with your PIN.
5. Watch for your TCC. Processing typically takes up to 45 business days, so apply right away.
6. Once it arrives, enter it in Rentvine under **Settings > Tax Reporting**.

Applying in November? At up to 45 business days, your TCC may not arrive until mid-January or later. If it isn't in hand by mid-January, have a backup ready: a CPA or 1099 service, or Rentvine Accounting Services.

A FIRE TCC doesn't carry over to IRIS. Once you have an IRIS TCC, you don't need to reapply every year.

Step 2 · November

Find who needs a 1099

Start by seeing where every owner and vendor stands. Anyone left with a blank Tax Form won't appear on your forms or on the error list later, so this step matters most.

Payee	Form	2026 threshold
Owners	1099-MISC, Box 1 (rents)	$2,000 or more of rent paid over to them
Vendors paid for services, including parts and materials	1099-NEC	$2,000 or more
Attorneys, even if incorporated	1099-NEC for fees; 1099-MISC, Box 10 for settlement proceeds	$2,000 for fees; $600 for proceeds

Generally no 1099: corporations (including LLCs taxed as C or S corps), merchandise-only purchases, and anyone you paid by credit or debit card. Foreign owners get a Form 1042-S instead, which Rentvine doesn't generate — check with your CPA.

Pull the reports in Rentvine

1. Open the **Owners** report, then the **Vendors** report. Both come ready to use.
2. Set the Active filter to **Any**. Inactive owners and vendors still need a 1099 if you paid them this year.
3. Show these columns: Name, Address, Email, Phone, Tax Payer Name, Tax Form and Tax ID. Add Vendor Type on the Vendors report.
4. Sort by **Tax Form**. A blank Tax Form means no 1099 will be generated.
5. Sort each blank row into **needs a 1099** (you'll fix it in Step 3) or **doesn't need one** (leave it blank).
6. Save both reports so next year's review takes seconds.

Step 3 · **November**

Turn on 1099s and collect W-9s

Work through the rows you flagged in Step 2. The goal is simple: everyone who qualifies has the Tax Form turned on, so they show up when you check for errors later.

Turn on the Tax Form

1. Open the owner or vendor you flagged.
2. Set the Tax Form field: 1099-MISC for owners, 1099-NEC for vendors paid for services.

3. Save and move to the next one. Missing names or tax IDs get flagged in Step 6.

Get the name and tax ID right

- Request a current Form W-9 for anyone with a blank or questionable Tax Payer Name or Tax ID, and use it as your source.
- The name on line 1 of the W-9 must match the tax ID. Single-member LLCs list the owner's name on line 1.
- Check names and tax IDs with IRS TIN Matching, through IRS e-Services, before January.
- Anyone who won't give you a tax ID is subject to 24% backup withholding. If you withhold, you must file their 1099 regardless of the amount.
- Restrict which staff roles can view Social Security numbers and EINs in Rentvine.

Make it a habit: collect the W-9 at owner and vendor onboarding, and turn on the Tax Form when you add the record.

Step 4 · **Late November**

Set up tax reporting in Rentvine

These settings decide what lands on each 1099. Check them once, before your first compile.

Your company's payer details

1. Go to **Settings > Tax Reporting**.
2. Enter your legal company name exactly as the IRS has it, your EIN as XX-XXXXXXX, and your address and contact.
3. Enter your IRIS TCC details. No TCC yet, or not e-filing yourself? Enter 99999 in both transmitter fields so the page saves.
4. Save. Rentvine won't generate 1099s until this page is complete.

Which income is reportable

1. Go to **Settings > Chart of Accounts** and filter to Income and Other Income.
2. Mark owner income as **Taxable**: rent, the owner's share of fees, and other income the

owner keeps.

3. Leave fees your company keeps, security deposits and owner contributions off the 1099.
4. Check the flag on any income account you added this year. When a fee is split, Rentvine reports only the owner's share.

Prepaid rent

The IRS treats advance rent as income in the year it's received, and that includes last month's rent collected up front. A refundable security deposit isn't income, but a deposit you keep for unpaid rent or a broken lease generally is.

Most CPAs want prepayments included, so plan to turn on **Include Prepayments**. Confirm with your CPA, then keep the same approach every year. If you hold last month's rent in a liability account, ask your CPA whether to add it as a tax adjustment.

Portfolios with more than one owner

Open the portfolio and check each owner's **Taxable Percentage**. It's separate from Distribution Percentage, and the owners' shares should total 100%. If one person owns the property, set them to 100%.

Tax adjustments and duplicates

- Enter tax adjustments for anything paid outside Rentvine, or in your old software if you switched this year, so each payee gets one combined 1099.
- Combine duplicate vendor records so each tax ID gets one 1099.

Step 5 · December

Close the year clean

1099s report what you actually paid during the calendar year, so the payment date controls, not the bill date. A December bill paid in January belongs on next year's 1099.

In December

- [ ] Reconcile every bank account through November, trust and operating
- [ ] Three-way reconcile: bank, book, and the sum of owner, tenant and deposit ledgers
- [ ] Clear stale checks and uncleared items; return and reissue in the right year

- [ ] Run accounting diagnostics and fix what's flagged
- [ ] Apply or document prepayments and unapplied credits
- [ ] Tie security deposit ledgers to the escrow balance
- [ ] Make sure every vendor payment carries its actual payment date
- [ ] Collect e-delivery consent from owners who want their 1099 only in the portal

In early January

- [ ] Reconcile December
- [ ] Post December management fees and owner draws before your final compile

Step 6 · **November and January**

Compile and clear every error

Compiling builds your 1099s inside Rentvine and shows what's missing. Nothing goes to the IRS until you upload, so run a trial in November and recompile as often as you need.

Run the compile

1. Go to **Accounting > Transactions > Actions > Tax Reporting**.
2. Set Tax Year to **2026**, and Owner Minimum and Vendor Minimum to **2,000**.
3. Set **Include Prepayments** to match your approach from Step 4.
4. Under Compilation Option, choose **Update ALL Information**, then click Compile.

Compilation option	What it updates	Use it when
Do NOT Change Existing 1099's	Minimums only	You only changed a minimum
Update Amounts ONLY	Minimums and amounts	New transactions posted since your last compile
Update ALL Information	Minimums, amounts, addresses and tax IDs	Your first compile, and after any contact fixes

Read the tags

- **Error:** a missing address, city or postal code, an invalid state code, or a tax ID of the wrong length. Click the pencil icon to see what to fix.
- **Below Minimum:** under the minimum you set. No 1099 unless you lower it.
- **Skipped:** left out on purpose. Confirm each one is intentional.

The pencil icon also shows how each total is built: Taxable Income + Prepayment + Adjustments.

Build your error list in Excel or Google Sheets

1. Click **Actions > Export to Excel** and open the file. Add your company name to the file name.
2. Keep only these columns: Payee, Payee Type, Tax ID, Address, Address2, City, State, Postal Code, Errors and Is Skipped.
3. Turn on filters, then filter Is Skipped to 0 and hide blank Errors. What's left is your fix list.
4. Sort by Payee Type so owners and vendors are grouped. Turn on text wrapping and freeze the first column.

Fix and recompile

1. Fix each row on the owner or vendor record, using an updated W-9 when a name or tax ID is in question.
2. Before removing anyone, check their payments for the year. If they were paid, they probably still need a form.
3. Check for anyone who needs more than one 1099, such as an owner holding property through two entities.
4. Click **Actions > Recompile**, export again, and repeat until the list is empty.
5. Send the final Excel export to your CPA for sign-off.

Step 7 · January

Download the IRIS file and upload it to the IRS

Once your error list is empty and your CPA has signed off, you're ready to file. FIRE doesn't accept Tax Year 2026, so the IRIS file is the one you need.

Download from Rentvine

1. On the Tax Reporting page, select the payees to file.
2. Click **Actions > Download IRIS File(s)**. If the download fails, check that no selected payee still has an Error tag.
3. Using a third-party firm or Rentvine Accounting Services? Send them the file and skip to Step 8.

Upload in the IRIS Taxpayer Portal

1. Sign in to the IRIS Taxpayer Portal at irs.gov/iris with your ID.me account and IRIS TCC.
2. On the dashboard, click **Upload CSV with Form Data**.
3. Upload each file. A CSV holds one form type and tax year, up to 250 forms, so you may have separate 1099-MISC and 1099-NEC files.
4. Fix any file errors the portal shows, then submit.
5. Record the **Receipt ID** for every submission in a log with the date and form type.
6. Check the status on the Submitted Forms page. Processing is often quick but can take up to 7 days.

Status	What it means	What to do
Accepted	Processed with no errors	Deliver recipient copies (Step 8)
Accepted with Errors	Processed, but some records have errors	Open the Transmission Status link and correct the records
Partially Accepted	At least one submission was rejected	Replace the rejected submissions
Rejected	Every submission was rejected	Fix the issues and replace the whole submission

Deadlines

1099-NEC to the IRS: **Feb. 1, 2027**

1099-MISC to the IRS: **Mar. 31, 2027** e-filed, or Mar. 1, 2027 on paper

E-filing is required at 10 or more returns in total. IRIS counts a return on time if it arrives by 11:59 p.m. on the due date. Check whether your state requires its own filing.

Step 8 · By Feb. 1, 2027

Deliver forms and the owner package

Every owner and vendor copy is due **Feb. 1, 2027**, even if you file with the IRS later. Rentvine does not send 1099 copies for you, so delivery is your step.

1. Click **Actions > Print 1099 Copies** and mask the tax ID to the last 4 digits. That's allowed on recipient copies, never on what you file with the IRS.
2. Publish owner 1099s to the owner portal for owners who agreed to electronic delivery. Mail paper copies to everyone else.
3. Mail vendor 1099s to the address on file.
4. Note what went out, how and when. If mail comes back, update the address, resend and note the date.

The owner year-end package

Owners often ask why their 1099 isn't simply 12 months of rent. A short package sent with the 1099 form often prevents those questions from being asked.

- [ ] Form 1099-MISC with rents in Box 1
- [ ] Year-end cash flow statement (Cash Flow Property Comparison, January–December), mass-sent including deactivated portfolios
- [ ] Expense detail by GL account — repairs, management fees, insurance — for the owner's tax preparer
- [ ] Prepaid rent and security deposits held at year end
- [ ] A short note explaining the difference: prepayments, fee splits, taxable percentage and adjustments
- [ ] If you switched software this year, a statement from each system plus one combined 1099

After filing: corrections, extensions and records

Correct a 1099 after it's filed

1. On the Tax Reporting page, click the pencil icon on the payee and check **Is Correction**.
2. Choose the reason: Payment Amount, Tax Identifier or Payee Name. Don't choose Other — it won't update the record.
3. For a name or tax ID fix, enter what you reported before, then the corrected value. For an amount fix, update the Taxable Amount.
4. Select the corrected payees and click **Actions > Download IRIS File**.
5. File the correction through IRIS and send a corrected copy. Fixing it within 30 days keeps penalties lowest.

If you need more time

What	Form	Rule
1099-MISC to the IRS	Form 8809	Automatic 30 days if filed by Mar. 31, 2027; can be submitted in IRIS
1099-NEC to the IRS	Form 8809	No automatic extension; only for a qualifying hardship, filed by Feb. 1, 2027
Recipient copies	Form 15397	Online or by fax only; not automatic; up to 30 extra days if approved

An IRS filing extension doesn't move the Feb. 1 date for owner and vendor copies.

Keep your records

Keep copies of what you filed for at least 3 years (4 if you backup withheld), along with your Receipt ID log.

Set up next year now

- [ ] Collect W-9s at onboarding, not at year end
- [ ] Turn on the Tax Form when you add an owner or vendor
- [ ] Pull your saved Owners and Vendors reports each quarter
- [ ] Run the compile and error list quarterly so January holds no surprises

Want a hand with your 1099s?

Rentvine Accounting Services can review your owners and vendors, fix the errors and file your 1099s for you — $4 per electronic 1099. For how-to articles, search 1099 in the Rentvine Help Center.

rentvine.com/accounting-services · help.rentvine.com

Sources

- IRS Instructions for Forms 1099-MISC and 1099-NEC (Rev. 12/2026)
- IRS Publication 1099 (2026), General Instructions for Certain Information Returns
- IRS Publication 5717 (Rev. 2-2026), IRIS Taxpayer Portal User Guide
- IRS IRIS 101 (April 2026) and IRIS Working Group notes (January 2026)
- IRS Publication 527, Residential Rental Property, and Tax Topic 414
- Rentvine Help Center: 1099 Reporting; How to Submit Corrections for 1099s

Important information

This guide is general information as of November 2026, and is not tax, legal or accounting advice. IRS and state rules may change. Your company remains the payer and is responsible for accurate filing, timely recipient copies and any penalties, whoever files for you. Rentvine features may change. Rentvine is not a CPA firm and is provided under a signed services agreement, and pricing may change. Rentvine is not affiliated with the IRS, and third-party names belong to their owners. Provided “as is,” without warranties. © 2026 Rentvine LLC