

International Estate Planning and Structuring Real Estate Ownership

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This article is part of our series of articles on the risks and rewards of [buying U.S. real estate as a non resident alien](#).

Accountants know a lot about keeping track of your money, but estate planning isn't their primary job. By working with an [attorney experienced in international estate planning law](#), you can get all your questions answered and gain peace of mind that your loved ones will not face a snarl of tax issues down the road.

If you own property outside of the United States, it's even more important to have a network of experts to call upon when you have an issue. Not all countries recognize trusts and other tools that work here. To [reduce or eliminate tax liability](#), you may need to choose an appropriate ownership structure. Keep in mind that the net tax savings will vary depending on the ownership structure as well as individual circumstances.

Ownership structures include:

- Individual
- Pass through entity (limited liability company or partnership)
- U.S. corporation

- Foreign corporation
- Foreign trust
- Real estate holding company

Not all of these structures will avoid [U.S. estate and gift tax liability](#) and some provide better income tax benefits than others. It is important that you seek competent legal advice before you purchase U.S. real property (or as soon afterward as possible).

Resources

Examples provided in our guides and here on this blog help illustrate this point:

- [New Guide: Buying U.S. Real Estate When Your Child Studies in America](#)
- [Bay Area Estate Tax Attorney's Tips for Noncitizens and Nonresidents](#)
- [How Can Non-Citizens Protect U.S. Assets? Estate, Gift Tax Exemptions](#)
- [\\$20M and a Green Card: How the Right Estate Tax Attorney Can Help](#)
- [Estate Planning Helps Non Citizens Provide for U.S. Born Children](#)