

USD Continuing Education

Certificate in Real Estate Finance, Investments and Development offered by the Burnham-Moores Center for Real Estate and the Office of Corporate & Professional Education

Tax Considerations in Real Estate

taught by Daniel Gatto and Phil Jelsma

Phillip L. Jelsma is a Partner in the San Diego law firm of Luce, Forward, Hamilton & Scripps LLP where he specializes in tax law, with an emphasis on small business and international tax planning. Mr. Jelsma graduated from Stanford Law School in 1986 and from the University of Southern California in 1979. He worked for the Internal Revenue Service and Arthur Young & Company prior to joining Luce, Forward, Hamilton & Scripps LLP in 1987 and he is a certified public accountant in California. He also clerked for Judge Howard Turrentine of the Southern District of California.

Mr. Jelsma is the former Chair of the California State Bar Real Estate and Passthrough Committee and the former member of Executive Committee of the Taxation Section of the California Bar. Mr. Jelsma was a member of the Drafting Committee for California's Limited Liability Company Act (SB 469) and testified on the Act in both the Senate and the Assembly. He has also drafted portions of the subsequent LLC clean-up bills, SB 13, SB 141, SB 1234, AB 1828 and AB 1970 as well as the California Revised Uniform Partnership Act ("RUPA"). He has authored a portfolio book on the State Taxation of LLCs and LLPs for Tax Management. He is a frequent speaker on real estate and closely held businesses, S Corporations and LLCs for CEB, the California Society of Certified Public Accountants, the Internal Revenue Service, Continuing Legal Education of the California Bar, the San Diego County Bar Association, the California Tax Policy Conference, the National Real Estate Development Center, the Minnesota Bar Association and the Southern California Tax and Estate Planning Forum.

Mr. Jelsma is the past Chair of the Partnerships and Limited Liability Companies Committee of the Business Law Section of the State Bar of California. He assisted in the drafting the new Revised Uniform Limited Partnership Act ("Re-RULPA"), a proposal to allow owners to communicate electronically and proposed amendments to the welfare exemption for LLCs. He is currently a member of the National Conference of Commissioners on Uniform State Laws ("NCCUSL") drafting committee on a new Uniform Limited Liability Company Act and Uniform Business Trust Act. He is member of the ABA's Business Law Committee on Partnership and Unincorporated Business Organizations.

Mr. Jelsma is an adjunct professor of law at University of San Diego since 1989 and has taught courses during the fall semester on Taxation of Real Estate Transactions and a summer course on LLCs and LLPs.