

# CHOOSING A COST SEG PROVIDER

The cost segregation landscape has evolved significantly over the past few years. Now, more than ever property owners and accounting firms are seeking to work with established cost segregation specialists such as Bedford.

The two most significant developments in recent years came from the American Society of Cost Segregation Professionals (ASCSP). In 2009 the ASCSP introduced the first set of industry standards and the first ever professional certifications for cost segregation professionals. Both are important things to consider when selecting a cost segregation provider.

“A quality study identifies the preparer and always references his or her credentials, experience and expertise in the cost segregation area.” IRS Audit Techniques Guide

## Top 10 Questions when Evaluating a Cost Seg Provider

1. How long has your firm been performing cost segregation studies?
2. How many cost segregation studies has your firm completed?
3. Does your firm employ degreed or professional engineers with specific cost segregation experience?
4. Does your firm employ tax experts with specific cost segregation experience?
5. Does your firm employ any ASCSP Certified Cost Segregation Professionals and if so, what role do they play?
6. Are your studies performed using a detailed engineering approach, and do they comply with ASCSP standards?
7. Does your firm subcontract any of the cost segregation study to a third party?
8. Does your provider carry professional liability insurance for cost segregation?
9. How does your firm defend its work in the event of an audit, if at all?
10. Ask for references and follow up with them.

Contact a Bedford representative today to learn more about our industry leading cost segregation team and find out why property owners and tax professionals nationwide rely on Bedford for their cost segregation needs.