



# 10 THINGS TO KNOW BUYING A FLORIDA HOME

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1. **No state income tax:** One of the major advantages of living in Florida is that the state does not have an income tax, which can save you a lot of money in the long run.
2. **Portability:** Once you have achieved a homestead exemption for 2 years you can take that exemption with you to your next home which helps with property taxes
3. **Property taxes:** While there is no state income tax, property taxes in Florida can be relatively high. Make sure to research the property tax rates in the area you're considering before making a purchase.
4. **Healthy lifestyle:** Florida's outdoor friendly climate throughout much of the year helps residents and visitors find themselves walking more, playing golf, kayaking, paddle boarding, playing pickle ball and tennis, the list goes on and on.
5. **Homeowner's insurance** rates in the country due to the hurricane and flood risk. Make sure to shop around for the best rates.
6. **Condos and HOAs:** Florida is known for its many condos and homeowners' associations (HOAs). Make sure to research the rules and regulations of any condo or HOA you're considering before buying.
7. **Inspection:** Given the high risk of hurricanes and flooding, it's especially important to get a thorough inspection before buying a home in Florida. Wind mitigation factors such as concrete construction, metal roofs, impact windows and doors can lower risks of repairs and also lower insurance premiums. Termites are common in Florida so WDO inspections are recommended
8. **Location:** Florida is a large state with a lot of variation in climate, cost of living, and culture. Make sure to research different areas to find the one that best fits your lifestyle and budget.
9. **Home values:** Florida's real estate market can be highly competitive, especially in popular tourist areas. Make sure to have a clear understanding of the local market and be prepared to act quickly if you find a home you like.
10. **Work with a local experienced real estate agent:** Finally, it's highly recommended to work with a local real estate agent who knows the area well and can guide you through the process. They can help you find the right property, negotiate the best deal, and navigate any legal or regulatory issues. Be sure to consult with me first so I can help you get with the best agent if it's an area I don't serve.