



THE ONE-STOP RELOCATION BROKERAGE · BROWARD & MIAMI-DADE

The South Florida Relocation Kit.

Everything an out-of-state buyer needs to move smart — the tax swing, where to land, how to buy remotely, and what a finished home really costs. From the only brokerage that can also renovate it for you before you arrive.

One company — from offer to keys to renovation.

Broker of Record Jose Urdaneta · FL Broker BK3384781 · (786) 761-9641 · academiarealestatecorp.com ·

Hablamos español

The tax & cost-of-living swing

Why the U-Hauls run south — and what actually changes when you land in Florida.

Florida's three big advantages

No state income tax. Florida's constitution prohibits a state personal income tax — full stop. For high earners leaving New York, California, or Massachusetts, this is usually the single largest line item.

Homestead exemption. Your Florida primary residence can qualify for up to a \$50,000 exemption off assessed value — lowering your property-tax base.

Save Our Homes cap. Once homesteaded, your assessed value can't rise more than 3% per year (or CPI, whichever is lower) — protecting you from runaway tax bills as the market climbs.

How your origin compares

LEAVING	WHAT YOU'RE CARRYING TODAY	IN FLORIDA
New York	State income tax — plus NYC's own city income tax	No state or city income tax
California	Among the highest state income tax in the U.S. (top rates over 13%)	None
New Jersey	Some of the highest property taxes in the nation + income tax	No income tax; homestead + 3% cap
Illinois	Flat state income tax + high property taxes	None
Massachusetts	State income tax + a surtax on high earners	None

One honest note: your personal savings depend on income, home value, and filing situation. This kit is a planning tool, not tax advice — run your exact numbers with your CPA or tax advisor. The *direction*, though, is no secret.

SECTION 02

Where to land

A first-pass match by what you actually want from the move. We refine it to your life on a call.

SUBMARKET	BEST FOR	THE FEEL
Pembroke Pines	Families, value, schools	Master-planned, gated, the most home for the money
Weston	Upscale family trade-up	Polished, master-planned, top schools, international
Cooper City	Tight-knit family life	Small, A-rated schools, "someplace special"
Davie	Space & larger lots	Equestrian zoning, acreage, room to breathe
Hollywood	Beach + character	Historic Lakes, the Broadwalk, coastal condos
Fort Lauderdale	Waterfront & walkable	Las Olas, boating, condos, downtown energy
Miramar	Newer construction value	Fast-growing west side, gated communities
Doral	Professionals & investors	Newer, international, central, strong rentals
Aventura	Lock-and-leave luxury	High-rise, amenity-rich, low-maintenance

Don't pick from a list — tell us your **commute, schools, budget, and lifestyle** and we'll shortlist real homes that fit, then tour them for you on video.

The remote-buying checklist

How to buy a South Florida home from another state without flying down five times.

- Get pre-approved early.** Talk to a lender experienced with out-of-state and relocation buyers; know your true budget before you fall for a listing.

- Define your criteria.** Must-haves vs. nice-to-haves: schools, commute, beach, budget, HOA tolerance, renovation appetite.

- Live video tours.** We walk each shortlisted home on camera in real time — you ask questions as if you were standing there.

- Get the builder's read.** Before you offer, we assess roof age, impact windows, A/C, and insurability — and give you a real cost-to-cure.

- Make a grounded offer.** Your number reflects the true building, not a hopeful guess — because we priced the fixes.

- Inspection & wind mitigation.** We coordinate inspection and a wind-mitigation report (which also affects your insurance premium).

- Line up insurance.** South Florida insurance is its own world — we flag issues (roof, 4-point, flood zone) before they threaten the deal.

- Close remotely.** Mail-away closings and remote online notarization mean you can close without flying in.

- Renovate before you land.** Because we're also the licensed builder, the work is done while you pack — you arrive to a finished home.

What "move-in ready" really costs

The part most relocators underestimate — and the reason a brokerage that also builds matters most when you're far away.

You can't manage a contractor from 1,200 miles away. That's why buying a home that "needs a little work" is so risky for a remote buyer — and why Academia is built differently. We're the brokerage *and* the licensed construction arm, so we scope the work honestly and self-perform it before you arrive.

Common cost-to-cure items

Roof age / replacement · impact windows & doors · A/C system · electrical panel · kitchen & baths · flooring · 40-year recertification (condos).

Why it matters remotely

A wrong guess on any of these can swing tens of thousands — and you won't be there to catch it. We catch it for you, before you offer.

The Academia model: find it → read it like a builder → renovate it → hand you the keys. One accountable team, so you land in a finished home instead of inheriting a project.



YOUR MOVE, HANDLED BY ONE COMPANY

Ready when you are.

Tell us where you're moving from and what you want from the move. A licensed Academia broker — not a call center — will tailor this to you, usually the same day.

[academiarealestatecorp.com](https://www.academiarealestatecorp.com)

Origin guides: [/moving-to-florida-from-new-york](#) · [-california](#) · [-new-jersey](#) · [-chicago](#) · [-boston](#)

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