



TOP 10 REASONS TO MOVE TO FLORIDA
& SOUTH FLORIDA IN PARTICULAR

1. Tremendous Economy #4 in USA California #1, New York #2, Texas #3. FLORIDA is VERY Pro-Business.

It is (and was) the #1 Domestic Migration Destination for many reasons including ALL of the OTHER Reasons People are Moving to FLORIDA!

2. Many Businesses are relocating to Florida – AND there are PLENTY of Jobs for ALL people ranging from ENTRY Level to HIGH Level Professionals & it’s a great environment to OWN a business.

3. NO State Income Tax – Very Enticing to People (particularly Middle Income Earners and Business Owners) from high tax States – i.e., NY, NJ, CT, MA, IL, MI, VA, DC, OH, CA, CO.

4. Open Schools – a wide choice of public, magnet, charter, private, and religious. A tremendous and reasonably priced State University System including a heavily discounted college savings program & State Paid

Debbie Wysocki

CEO – AN AWARD WINNING TEAM

#1 in Units Sold 2016, 2017, 2018 & 2020
Highest priced Sale 2016, 2017, 2019 & 2021
#1 Individual Agent in Closed Volume

Florida Luxury Homes Group

Realtor® - Certified Residential Specialist (CRS)
Certified Luxury Home Marketing specialist (CLHMS)
Certified International Property Specialist (CIPS)

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5. Affordable to Live – Just Choose Where . . .

a) North or South Florida

b) East or West Coast

Know that there are both Established Communities

And New Communities with both Single Family Homes and Condos

And more established communities – Both Traditional Housing, Luxury Homes, and Custom Homes and Condos available for purchase AND RENTAL properties in BOTH categories Traditional and Luxury – New Build and Established.

6. FLORIDA has **Great Weather** – Year Round – It's the **Sunshine State** – If you like outdoor activities or SPORTS – this is the place for you!

7. Plentiful Medical Facilities

8. FLORIDA is known as a great place to RETIRE – in fact almost 20% of its residents are age 65 or older!

9. Major League Winning Sports Teams – Miami Heat, Dolphins, Marlins, Panthers, Tampa Bay Buccaneers, Rays, Tampa Bay Lightning, Orlando Magic, Solar Bears, Jacksonville Jaguars, and two Soccer Teams – one in Miami and one in Orlando. Other very major sporting events include several PGA Tournaments, NASCAR, Endurance Racing at Sebring, Grand Prix, and Hotrod events. Of course, there are a multitude of minor league and College & High School sports at a high level!



10. FLORIDA is Rich with Museums, Cultural Centers, and Performing Arts.

BONUS REASONS

1. It's EASY to Travel – So many DAY Trips in Florida to explore could be in your future – AND Easy Travel to Georgia, South Carolina, North Carolina, VA by car. Very easy travel by plane commercial or private BOTH domestic AND International – multiple airports to choose from. And, after COVID – multiple cruise ports.
2. Florida – particularly Southeast Florida – Fort Lauderdale and Miami in particular – are known as 'Destination' cities. What does this mean? It means we are gateway cities and there are multiple things to do. For example, Fort Lauderdale is known as the 'Venice of America.'

What does this mean when you are investing in Real Estate – whether it will be your primary, secondary or vacation home? A destination city means real estate typically will hold its value or appreciate. In Fort Lauderdale, for example, the Top 100 economists expect that homes will appreciate on average 6 percent over the next 12 to 24 months – and from experience, I know that waterfront properties typically increase more and oceanfront even more. Obviously, there are never guarantees, but typically, history is a good indicator of future performance.



HOW TO BECOME A RESIDENT OF OR DOMICILE IN FLORIDA*

1. Register to Vote within 30 days of Moving to Florida
2. Get a Florida Driver's License or Identification Card from the DMV Card within 30 days of moving to Florida
3. Establish Official Residency – that means LIVE in Florida – 181 days or more.

This means you will need to have a **SIGNED LEASE** or **PURCHASE AGREEMENT** (which means you can Homestead—before 12/31 of any given year).

However, before you establish residency, you have to select **WHERE to LIVE**. Of course, being a transplant myself from California, and having worked with a Real Estate Professional, having made multiple trips to Fort Lauderdale, I researched **MANY** cities AND neighborhoods with my husband before selecting Hillsboro Shores to purchase a home 27 years ago – the same home we raised our family in – and we just finished an extensive remodel on. You see we researched everything well.

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Again – working with a Real Estate Professional will save you weeks of time in your search. And, as I mentioned in my Luxury Lifestyle Podcast/Video, whether you are relocating because of a Job Transfer OR for a better lifestyle or perhaps retirement, check out the different neighborhoods by vacationing in them weeks at a time.

I would be personally honored to assist you in your search. After living here for 27 years, raising a family, being heavily rooted in the community in charities and partnered with many businesses, **our Team can assist you and your family in feeling 'at home' sooner.**

4. Once you have determined WHERE you are going to LIVE – even if it is TEMPORARY (meaning you rent for several months to a year while you search where you want to purchase), **FILE A CHANGE OF ADDRESS WITH THE POST OFFICE.**

5. File to Terminate Resident Status IF you are living in a State which collects STATE Income Tax or Estate Tax.

6. FILE a **Declaration of Domicile** – VIP if you will be spending any significant time in a second state or country.

In Florida, the Declaration of Domicile must be Notarized and filed with the County Clerk in which you reside.

7. Register an auto with the DMV within 30 days of moving, assuming you drive.

8. Affiliate with a house of worship even if you do not attend regularly – this is important for many reasons: 1) it is a great way to meet friends 2) a wonderful



way to network, 3) should you truly need religious assistance in time of need, you will be plugged in and 4) the IRS can use the test if a person has affiliated with a house of worship should they think there is 'hanky panky' going on relative to truly relocating.

9. If you have children, research which schools are appropriate for their needs and enroll them, taking any preliminary tests as needed. The same with sports and clubs.

10. File your Last Will & Testament or Trust Documents with The County Clerk in The County in which you reside.

11. Ask your current professionals (probate attorney, CPA, business attorney, real estate attorney, and any other trusted professionals you need) for referrals in the area to which you have moved. Otherwise, your Realtor will be a great resource.

The year you move, you may need to have a tax professional from both states – I would strongly recommend that you begin transferring your professionals sooner rather than later – and feel comfortable consulting with you current professionals as often as needed.

***Disclaimer** – Please note that I am not a Legal, tax, or financial professional. Although I used to be a Financial Analyst (with my Series 7 License for nearly 11 years in Beverly Hills before I retired and moved to Fort Lauderdale). Clearly retirement didn't last long. I like people too much! While I am very familiar with many tax laws (mostly for my own business purposes), my disclaimer is that you need to consult your legal, tax, and financial professional when making any decisions materially affecting your residency, financial status, or taxes. Thank you. I look forward to assisting you.

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