

Retire to Sarasota Checklist

Two parts to a smooth move: making Florida your legal home, and choosing the community that fits the life you want. Here is the short version of both.

PART 1: MAKE FLORIDA YOUR LEGAL HOME

Florida has no state income tax and no minimum day-count to become a resident. The legal test is intent plus real ties, so the goal is to document the move well enough to satisfy your former state.

- ☐ Secure a physical Florida street address (not a PO box).
- ☐ File a Declaration of Domicile with the county clerk (about \$10), signed before a notary.
- ☐ Get a Florida driver's license within 30 days of establishing residency.
- ☐ Register your vehicle(s) in Florida.
- ☐ Register to vote in Florida and cancel your prior-state registration.
- ☐ Apply for Homestead Exemption by March 1 (up to \$50,000 off assessed value, plus a cap on yearly increases).
- ☐ Update your address on bank, brokerage, credit card, insurance, IRS, and Social Security records.
- ☐ Update your will, trust, and estate documents to Florida.
- ☐ Spend more time in Florida than in your old state, and keep records that show it.

PART 2: CHOOSE YOUR LIFESTYLE

Communities here are built around different ways of living. A quick guide to where each fits:

If you want...	Look at...
Lock-and-leave, low upkeep	Condos and villas in Lakewood Ranch, Palmer Ranch, and downtown Sarasota
Active 55+ community life	Newer master-planned areas in Lakewood Ranch, Wellen Park (Venice/North Port), and Parrish
Golf and country club	Lakewood Ranch and Palmer Ranch
Beach and coastal living	Siesta Key, Venice island, Longboat Key (higher cost and insurance)
Walkable, near dining and arts	Downtown Sarasota and Venice old town
Space, quiet, newer build	Parrish, Osprey, and Nokomis

ASK BEFORE YOU COMMIT

- ☐ Are there HOA dues or a CDD fee, and what do they cover?
- ☐ Is the community age-restricted (55+) or all ages?
- ☐ How close is healthcare? Sarasota Memorial and Lakewood Ranch Medical are key anchors.
- ☐ What is the flood zone, and what will insurance cost?
- ☐ Does it allow lock-and-leave (someone to watch the home when you travel)?
- ☐ Are there trails, pools, and social clubs that match how you want to spend your time?

Ready for straight answers? We will match you to the right community and walk you through the residency steps. Call or text **941.867.8667** or visit **theagntgroup.com**. The AGNT Group helps buyers and sellers across Sarasota and Manatee counties.