

CENTRAL FLORIDA REAL ESTATE NEWS

Keeping You Up To Date On Housing Trends & The Local Real Estate Market

Provided By: Phil Holliday, Real Estate Specialist

July Edition

What's the Real Cost of Moving? A Breakdown for Buyers and Sellers

Moving is exciting, it's the start of a new chapter. But before you start packing, let's talk about something people often overlook: **the true cost of moving**. Whether you're buying or selling, the expenses can add up quickly if you're not prepared.

Knowing what to expect can help you budget and avoid any nasty surprises. Here's a breakdown of the most common moving costs for buyers and sellers so you can plan ahead and move with confidence.

1. Hiring Movers: Professional movers can make life easier, but they come at a price. Local moves typically cost \$1,000–\$2,500, depending on the size of your home and the distance. Long-distance moves can run \$5,000 or more. **Pro tip:** Get at least three quotes from reputable movers, and ask about additional fees for things like stairs, heavy items, or packing services.

2. Packing Supplies: Boxes, tape, bubble wrap, and packing paper don't seem expensive until you start buying them in bulk. Expect around \$200–\$500 for an average household. **Money saver tip:** Check local stores or online marketplaces for free boxes, and use household items like towels and clothing for padding.

3. Utility Transfers and Hookups: Moving means disconnecting utilities at your old home and setting them up at your new one. Transfer or activation fees can range from \$50–\$200 per service. Some providers may require deposits for new accounts. **Pro tip:** Call ahead to schedule services, so you're not left without electricity, water, or internet on move-in day.

4. Cleaning Costs: Leaving your old home spotless and preparing your new one takes time and effort. Professional cleaning services can cost \$150–\$500, depending on the size of your home. **Money saver tip:** Handle the cleaning

yourself or ask friends and family for help.

5. Temporary Storage: If your moving dates don't line up perfectly, you might need to store your belongings. Depending on size and location, storage units typically cost \$100–\$300 per month. **Pro tip:** Ask your moving company if they offer short-term storage as part of their service.

6. Miscellaneous Expenses: Don't forget about:

- Travel costs: Gas, meals, or lodging if you're moving far.
- Repairs: Touch-ups to your old home before selling.
- New home essentials: Curtains, rugs, or light bulbs for your new place.

Plan Ahead to Avoid Surprises

Moving can be expensive, but it doesn't have to break the bank. By understanding the real costs upfront, you can create a budget that keeps you in control and maybe even leaves a little extra for decorating your new space.

Thinking about buying or selling? Let's connect. I'll help you navigate the process and plan for a smooth, stress-free move.

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5 Signs It's Time to Make a Move

Life has a way of nudging us when it's time for something new and that includes your living situation. Whether you've been casually browsing listings or feeling the walls closing in, the signs might already be there. Here are five telltale signs that buying or selling could be the right next step for you.

1. Your current home feels too small (or too big).

Life changes, families grow, kids move out, or maybe you've simply accumulated too much stuff. If you're constantly tripping over toys or wondering why you're paying to heat empty rooms, it's a sign your home no longer fits your needs. A new home could offer the perfect balance.

2. You're ready to upgrade your lifestyle.

Dreaming of a bigger kitchen? A home office? A backyard oasis? Sometimes, your home no longer aligns with your lifestyle goals. If your current space feels more like a compromise than a dream, it's time to consider what's out there. Your "someday" home might be waiting for you now.

3. The market is in your favor.

Real estate markets fluctuate, and timing is everything. If you're a seller, a strong market with high demand could mean top dollar for your home. If you're a buyer, lower interest rates or increased inventory could make your dream home more affordable.

Pro tip: Let's talk about what the market looks like in your area, you might be surprised at the opportunities.

4. Your commute is taking over your life.

Long commutes drain your time, energy, and even your wallet. If you're spending more time in your car than with your family, it's worth considering a move closer to work, schools, or the places you love.



5. You just feel ready for a change.

Sometimes, it's not about logic, it's about gut feeling. If you're daydreaming about a new neighborhood or find yourself constantly checking home listings, your heart might already be ahead of your head. Change can be exciting, and a new home might be the fresh start you need.

What's Your Next Step?

If one (or more) of these signs resonates with you, it might be time to explore your options. Whether you're thinking about buying your first home, upgrading, downsizing, or selling, I'm here to help make the process smooth and stress-free.

Let's connect and figure out if now is the right time for you to make a move. Your perfect home, or your perfect buyer, could be closer than you think!

Quote of the Month

"The strength of a nation derives from the integrity of the home."

Confucius

Around Our Town

“Navigating Florida’s New Condo Laws: What Central Florida Owners & Buyers Need to Know”

As of July 1, 2025, Florida homeowners and buyers will see significant updates to condominium laws in direct response to post-Surfside safety concerns and rising living costs. These changes bring more transparency, flexibility, and buyer protections—but also new responsibilities for owners and associations.

🚫 Why Now?

- The 2021 Surfside collapse, which tragically took 98 lives, prompted sweeping statewide reforms. Initial laws imposed strict reserve funding and inspection mandates that led to steep special assessments—worthiness for long-time owners but costly in many older buildings.
- Rising insurer requirements and inflation have spiked costs, causing some monthly HOA fees to triple, hitting retirees particularly hard.

What’s Changing (Effective July 1, 2025):

1. Extended Review Period for Buyers

- Buyers now have seven business days (excluding weekends and holidays) to review condo documents—up from the previous 3 days.
- Updated contract forms (CR-7, CRSP17x_F, COOP-4) will standardize these timelines and include disclosures on special assessments, inspections, and structural reports.

2. Greater Financial & Loan Flexibility

- Associations may now pause reserve contributions for up to two years after milestone inspections, extend reserve-study deadlines by one year, and borrow via loans or lines of credit approved by owners.
- The repair-cost threshold triggering mandatory reserves rises from \$10,000 to \$25,000, reducing burden on minor upgrades.

Fourth of July													
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S	K	R	O	W	E	R	I	F	R	F	C		FIREWORKS
L	S	A	A	Y	T	R	E	B	I	L	L		AMERICA
L	F	T	E	C	R	H	Y	D	E	T	E		UNCLE SAM
R	R	A	R	I	I	E	N	T	G	S	S		STARS
A	I	F	P	I	M	R	R	R	A	T	A		STRIPES
D	E	H	E	E	P	O	E	L	L	A	M		INDEPENDENCE
W	N	N	E	C	L	E	D	M	F	R	I		DECLARATION
S	D	E	D	D	B	S	S	E	A	S	E		PARADE
S	S	F	E	C	E	I	A	U	E	D	I		FAMILY
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3. Targeted Inspection Timing & Size Relief

- Buildings of three habitable stories or more (down from three full stories) are subject to milestone inspections and SIRS reports.
- Exemptions and relaxed deadlines aim to ease pressure on smaller or low-rise condos.

4. Transparency & Governance Enhancements

- Condos must now publicly post approved board meeting minutes (past 12 months) and key association documents on accessible platforms.
- Managers with revoked licenses are barred from serving for ten years, and all conflicts of interest and procurement contracts must be fully disclosed.

In Summary

These law changes strike a needed balance: improving condo safety and affordability while giving associations more time and options. For Central Florida, that means smoother transactions, better informed buyers, and healthier community governance. If you’d like to discuss how these updates affect your listing or a buyer’s options, I’m just a call away.



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Agent Spotlight

Phil Holliday is a dedicated real estate professional with Preferred Real Estate Brokers, specializing in helping clients buy and sell homes in both Central Florida and Las Vegas. With years of experience in the industry, Phil combines local market knowledge, cutting-edge technology, and a client-focused approach to make every real estate transaction smooth and successful. One of Phil's unique offerings is his Perfect Home Finder program, a personalized service that goes beyond the standard MLS listings. By working closely with clients to identify their precise needs and preferences, Phil uses advanced target marketing to identify pre-listed and off-market properties that perfectly match each client's criteria. This program is especially valuable for buyers who want exclusive access to homes that aren't widely available. Whether you're a first-time homebuyer, a seasoned investor, or looking to relocate, Phil is committed to helping you find your dream home with ease and expertise. Reach out today to experience a superior level of service in Central Florida or Las Vegas real estate.

Recommended Service Professionals

As a real estate professional, I work with many local professionals and want to recommend those that found to give exceptional service. Here are a few of my top choices, please be sure to tell them I referred them to you

Vince Gaudio
407-961-2203
Guaranteed Rate

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Jacob Bonnell
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