

# Must Knows

**BEFORE BUYING  
BELIZE REAL ESTATE**



# 12 Must Knows Before Buying Belize Real Estate

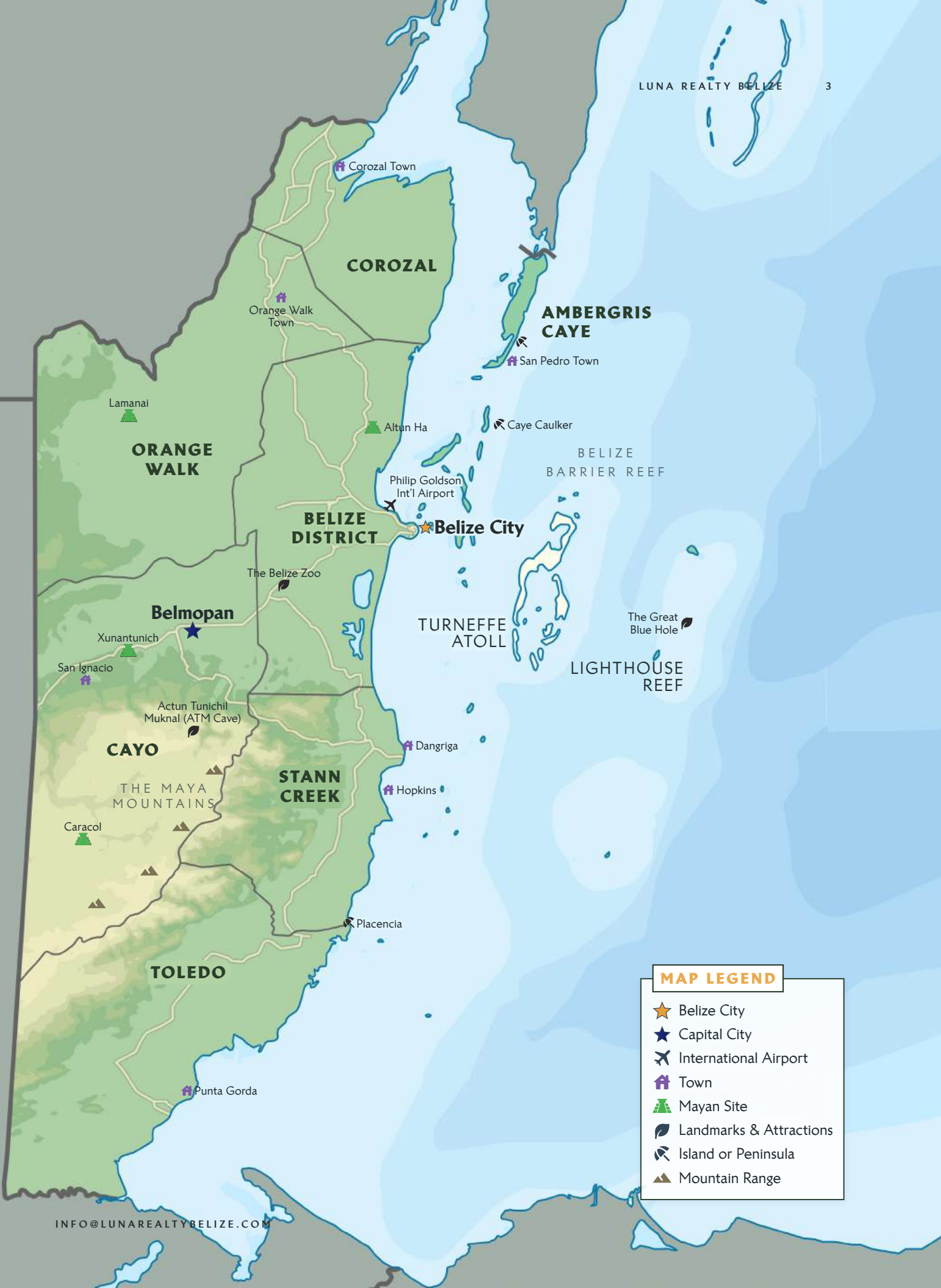
## VOLUME 01

The first edition of Resource Guides by Luna Realty. Contact us by emailing [info@lunarealtybelize.com](mailto:info@lunarealtybelize.com) for a full list of resource guides



## **New to Real Estate in Belize?**

We were all in that position at one point and know that overwhelming feeling. So, we synthesized the top 12 most important facts for you to know as you begin your real estate exploration. Our team at Luna Realty Belize is committed to ensuring you are educated about the marketplace before you purchase. Happy reading!



**Belize City**

**Belmopan**

**ORANGE WALK**

**COROZAL**

**AMBERGRIS CAYE**

**CAYO**

**STANN CREEK**

**TOLEDO**

THE MAYA MOUNTAINS

TURNEFFE ATOLL

BELIZE BARRIER REEF

LIGHTHOUSE REEF

**MAP LEGEND**

- ★ Belize City
- ★ Capital City
- ✈ International Airport
- 🏠 Town
- 🏛 Mayan Site
- 🌿 Landmarks & Attractions
- 🏝 Island or Peninsula
- ⚙ Mountain Range



## 1 Condo Pricing Evaluation

We don't typically evaluate homes or condos based on "price per square foot." There are a handful of factors that go into pricing: location, accessibility, land costs, year built, quality & type of construction, smart features, eco-friendly features (solar, water catchment system, etc.), that it is impossible to use a "one-size-fits-all" method.



## 2 There is No Multiple Listing System (MLS)

There is no MLS in Belize. That's why working with a real estate agent who has been in that area for a while is helpful! Many are in-the-know when it comes to what is available. They can dig so you don't have to.

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# Belize

## QUICK FACTS

POPULATION 411,000+

ENGLISH IS THE OFFICIAL LANGUAGE

0% CAPITAL GAINS TAX

VERY LOW PROPERTY TAXES

LOW RENTAL INCOME TAX (1.75%)

STRONG BANKING

INCREDIBLE OPPORTUNITIES



# As You Search, Remember These

## 3 Real Estate in Belize is Not “Cheap”

Although this is a developing country and in Central America, Belize is not “cheap” compared to the surrounding countries. You may be able to find good deals if you look in the interior part of the country where there is little activity, but if you are looking for that \$150,000 2BR beachfront condo, you’re about 15 years too late. The average 2BR beachfront condo on Ambergris Caye in 2025 was \$436,523 (not including closing costs).

## 4 Additional Buyer Fees

- › **8% Title Transfer Fee (Stamp Tax).** The advertised purchased price does **not** include the 8% title transfer fee. This is a fee that the **buyer** will pay.
- › You will work with a registered closing attorney to complete due diligence on your new property. Their fees range but anticipate an additional  $\pm 2\%$ , approximately, on top of the purchase price.
- › Thus, add a total of  $\pm 10\%$  on top of the purchase price to cover your closing fees.

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## 5 Real Estate Agents are Not Licensed

However, they are required to have a valid work permit or be a Belizean resident/citizen. Also, even if the brokerage is an international-known brand, it does not mean the real estate agent is a Realtor® or has experience.

# 6

## Bank Financing

Traditional 30-year, 20% down, low interest bank financing is *not* available in Belize for foreigners. Availability of financing for foreigners is up to the Seller and standard terms are 50% down, 3 to 5 year-term, 8-10% interest.

Financing, residency, and the closing process are the 3 most requested topics to hear more about. If you'd like additional information about those 3, or anything else related to real estate in Belize, please reach out to [info@LunaRealtyBelize.com](mailto:info@LunaRealtyBelize.com)

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# 7

## Seller Financing

If you are taking advantage of Seller financing, the Seller will likely hold title to the property until the property is paid off in full.

# 8

## Residency

There are no residency or citizenship by investment programs in Belize. If you are looking for residency or citizenship, request our Lifestyle Guide which covers residency in greater depth.

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THE BLUE HOLE



THE BELIZE ZOO



CAYE CAULKER



MAYAN TEMPLES

## 9 Maintenance & Climate

If you are looking at property on the coast, expect that the salty air will damage or corrode appliances, electronics, air conditioners, faster than anticipated. For example, A/C units typically last about 3-5 years (when serviced every 3-6 months).

## 10 Currency

Real estate is priced in United States Dollars (USD).

# 11

## Titling Your Property

It takes about 18-24 months to receive the physical title. However, your closing attorney will provide you with an Instrument Tracking (LRS) number once payment has been received and your documents filed with the Lands Department so you know your transaction is in process. See here the URL to track your title:



**TIP: On Ambergris Caye, the cost to build a nice, new North American standard home is about \$200 USD per square foot. If you're looking for ultra-luxury, expect to pay about \$270-300 USD per square foot. As mentioned, Belize is not cheap. Most items are imported in and then must be transported to the specific location.**

## 12 Rental Management Fees Range from 30-50%

However, please note that these companies do a lot more than the ones in North America. In addition to paying for all of the marketing, they do all the housekeeping, concierge services for the incoming guests, pay your Belize income taxes, etc. At the end of the day, it's more so about occupancy and average daily rate than about what they take.. the goal is to make a profit, and you can't make a profit if they have a low management fee but aren't bringing in renters, right? \*Tip: Ask to see the rental management agreement BEFORE you purchase.

Contact Us for More

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## About Us

Luna Realty Belize is an experienced, boutique real estate firm based on San Pedro, Ambergris Caye. With a focus on education and understanding our clients' needs, our goal is to guide you through a smooth and enjoyable ownership process.



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