

The 2026 Florida Executor's Checklist: 7 Steps to Selling an Inherited Home

1. **Locate the Original Will:** Florida courts generally require the physical original will, not a copy.
2. **Petition the Court:** File for either *Summary Administration* (estates < \$75k) or *Formal Administration*.
3. **Secure "Letters of Administration":** This document gives you the legal authority to sign a deed in Florida.
4. **File Notice to Creditors:** Florida law requires a 90-day window for creditors to make claims against the estate.
5. **Verify Homestead Status:** Determine if the property is "exempt" from certain creditor claims under Florida's Homestead laws.
6. **Address Florida Doc Stamps:** Budget for the state transfer tax (\$0.70 per \$100 of the sale price).
7. **Choose a "Clean-Out" Strategy:** Decide whether to spend weeks cleaning the property or sell it "as-is" to a professional investor.