

What about US taxes?

Income tax

If you are renting out your property, you will only pay US income tax on your net profit from your rental activities. This is your rental income, less all the expenses of running your property, less your US mortgage interest (UK mortgage interest is not tax deductible).

With a US mortgage interest deduction, you may find that your taxable income is so low as not to be a problem. When you pay cash, or have a UK mortgage, your taxable income is greater by several thousand dollars per year. In any case, you would probably be taxed at the lower rates, which are currently 10% and 15%. We strongly recommend that you consult with an Accountant, either here locally, or in your home country. We can put you in touch with a knowledgeable local Certified Public Accountant (CPS).

Sales and tourist tax

Rentals for less than 6 months (to one individual) are subject to a Florida State sales tax of 6%, a local tax of between .5% and 1% and also a County tourist tax (between 4% and 5%, depending on the County).

You or your property management company will originally register for these, then, each month, you must file and declare the rents you have received. You must file monthly even if you have had no rents that month.

Sales and tourist taxes do not cost you anything. You charge the tax to your guest and then remit this tax to the government.

Long term rentals (for more than 6 months to one individual) are not subject to sales and tourist tax.