

Taxes and Fees

- ✚ 6% Sales Tax – there is a sales tax of 6% on the purchase price of a new home that is levied by the state of Florida.
- ✚ \$12,644.00 Corporate Membership Fee – a membership fee is required for new home owners to join the NLYH Corporation. This is a one-time fee that is refunded to you, if you choose to sell your home, at the then current rate (which historically increases annually). The current fee, as approved by the Corporation, is valid from July 15, 2017 through October 14, 2017.
- ✚ Monthly fees as of 01/01/2017 are:
 - Waterfront \$265.00
 - Inland (Non-Waterfront) \$235.00
 - Halderman Creek \$275.00
 - Partial Waterfront \$245.00
 - Boat Slip Rental \$31.80

Other Important Information

- All information listed here may be subject to errors, omissions, changes, or withdrawal without notice. Check with the NLYH office to confirm house details.
- Monthly Maintenance Fees include taxes, lawn care, cable TV and trash removal.
- There are only 352 homes in the park.
- Pets are NOT allowed.
- Homes cannot be rented out.
- NLYH has free wireless internet access in the clubhouse & pool area.
- “Inland” or “Non-Waterfront” home owners are able to keep their boats in one of two boat basins located at the base of the two main canals.