



KNOW YOUR DEVELOPER

Don't Let The Process
Scare
You



Places Where You Could Live



CDD governed community



HOA governed community



A platted subdivision

CDD Community

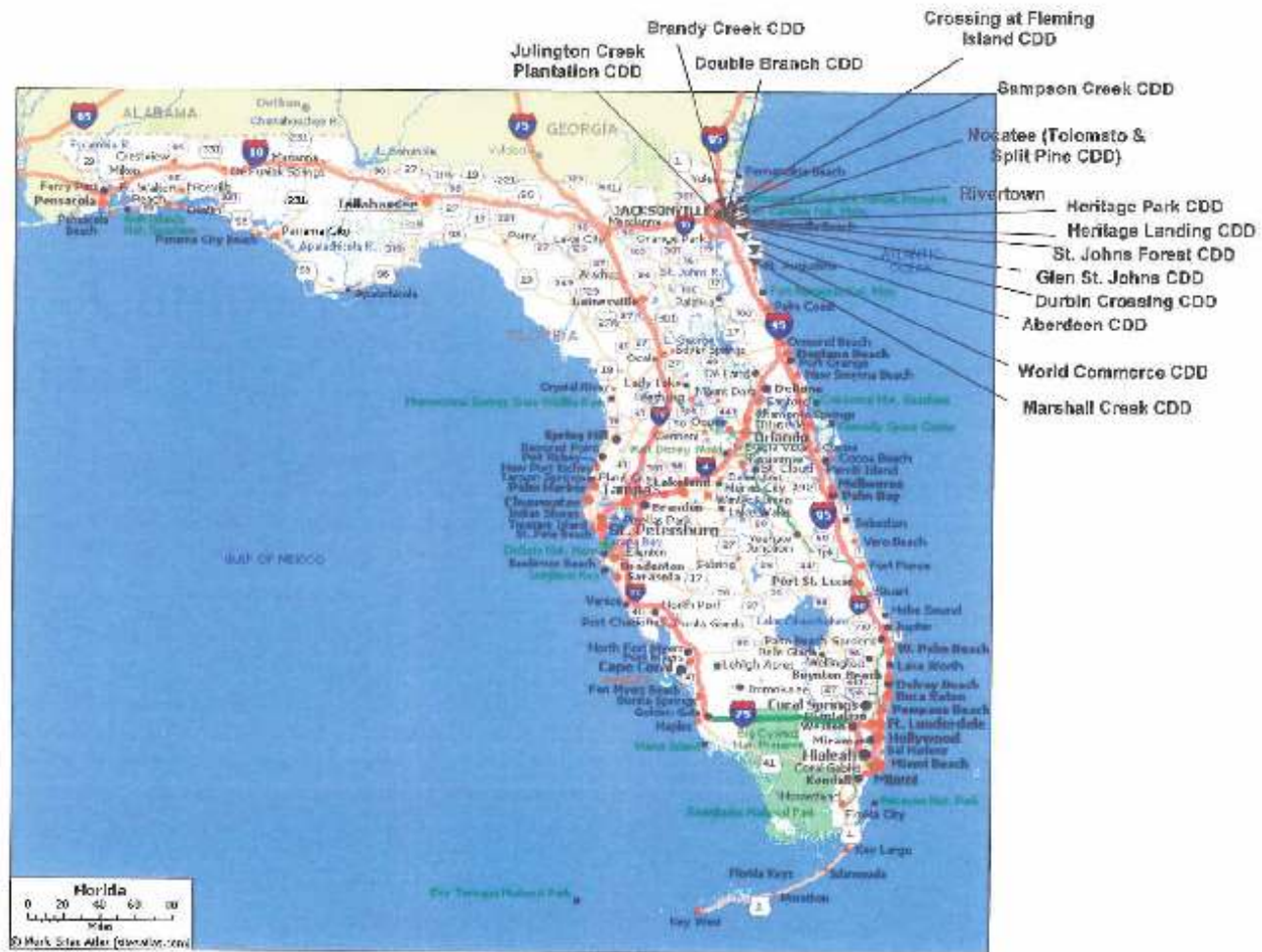
- **What is it?**

A form of government; there are over 400 in Florida

- **Why created?**

To pay for infrastructure

- **What are its powers?**



St. Johns County CDDs

What can a CDD district do?

- Finance public infrastructure
- Sell tax-exempt bonds to finance certain improvements
 - Storm water infrastructure
 - Water and wastewater infrastructure
 - Roadways, including sidewalks, lighting and landscaping
 - Build entry features and landscaping



Things a CDD can build









Things a CDD can build



What can't a CDD district do?

- **Cannot take any action that is inconsistent with comprehensive plans, ordinances and regulations of the city/county**

How does a CDD benefit a buyer?

- **Higher quality neighborhood**
- **Assessment is disclosed prior to purchase**
- **CDDs are professionally managed (better than an HOA)**
- **CDD meetings are held in the “sunshine”**
- **Property values are maintained at a higher level**

Difference Between CDD & HOA

HOA

- May be adequate to address certain issues improvements
- May enforce architectural controls, CDD may do this too but most CDD legal counsel suggests that this be left to HOA.

CDD

- May effectively finance major capital
 - Water and sewer facilities
 - Water management and control facilities
 - Roads, streetlights and bridges
- Also may provide parks, recreational amenities, security, schools, waste collection and mosquito control.



Difference Between CDD & HOA

Factors to Consider

The suitability of a CDD for a project as compared to a homeowners' association depends upon

- the size and nature of the project,
- the on-site and off-site infrastructure needed to accommodate development,
- the local political environment and other factors.
- A homeowners' association may be the better choice for some projects; a CDD may be the better choice for others.
- Many projects use a homeowners' association for some purposes and a CDD for others.



QUESTIONS YOU SHOULD ASK BEFORE YOU BUY

- **Is this home in a CDD or HOA governed community?**
- **Where is my disclosure brochure and a summary of my charges?**
- **What does the CDD provide?**
- **What does the HOA provided?**



What options are available to buyers?

- Resales
- New Homes

Why buy new?

- Home built to latest codes
- Home has the latest technology
- Warranty on materials & workmanship
- Everything in the home is “new”
- New home communities usually have more amenities