

Cape Coral UEP Costs

Buyer & Seller Checklist (Northwest Cape Edition)

Buyer Checklist

- Confirm the UEP area for the property address.
- Verify the total original assessment amount.
- Confirm the remaining principal balance.
- Review the annual tax impact (non-ad valorem assessment).
- Ask whether utilities are already connected.
- If not connected, confirm if a 180-day NOA deadline is pending.
- Budget plumber hookup costs (\$2,000–\$3,000 typical).
- Confirm septic abandonment permit requirements.
- Verify irrigation connection requirements.
- Clarify how utilities will be handled in negotiations (payoff, credit, or price adjustment).

Seller Checklist

- Confirm the exact remaining assessment balance.
 - Request a payoff quote if planning to pay at closing.
 - Verify utility connection status (connected or pending).
 - Prepare a simple one-page summary of utility details for buyers.
 - Decide in advance: payoff, credit, or pricing strategy.
 - Highlight utilities clearly in MLS remarks.
 - Be transparent about construction timelines if pre-availability.
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Need Help Verifying Utilities?

Chris Coultas, REALTOR®

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