

Relocating to **LAS VEGAS**

The California Buyer's Guide to Moving to Nevada

Cost of living • Neighborhoods • Taxes • Your move, step by step

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From Protecting Communities to Protecting Your Real Estate Investment

Welcome — You're Closer to Vegas Than You Think

If you're a California homeowner or buyer thinking about Nevada, you're in good company. Thousands of Californians make the move to the Las Vegas Valley every year — for the lower cost of living, the lack of state income tax, the space, and the lifestyle. But a cross-state move raises a lot of questions, and the answers matter to your wallet and your peace of mind.

I'm Jerretta Sandoz, a licensed REALTOR® in both California and Nevada, and a retired LAPD Sergeant with 32 years of service and a Master's Degree in Negotiation. I help California clients relocate to Las Vegas and Henderson with clear guidance, strong advocacy, and concierge-level service from start to finish. This guide gives you the lay of the land so you can plan your move with confidence.

“From protecting communities to protecting your real estate investment.”

1. Cost of Living & Taxes: What Changes When You Cross the Line

The financial picture is one of the biggest reasons Californians look east. A few of the headline differences to understand:

- **No state income tax in Nevada.** California has one of the highest state income tax rates in the country; Nevada has none. For many households this is the single largest ongoing savings of the move.
- **Your housing dollar typically goes further.** Comparable homes in the Las Vegas Valley often cost meaningfully less than in coastal California markets — though the specific gap depends on the neighborhood and home you're comparing.
- **Property taxes tend to be lower.** Nevada's effective property tax rates are generally below California's, and Nevada has an annual cap on how much the taxable value of a primary residence can increase.
- **Everyday costs.** Many movers find groceries, utilities, and services comparable or lower, though summer cooling costs are real — budget for them.

Every situation is different, so treat these as the general shape of things rather than a personal forecast. I'm happy to walk through a side-by-side comparison for your specific scenario.

2. Finding Your Neighborhood

“Las Vegas” is really a collection of distinct communities, each with its own personality. A quick orientation to help you start narrowing down:

Area	Known For
Summerlin	Master-planned living, parks & trails, top schools, Red Rock views
Henderson / Green Valley	Family-friendly, safe, suburban feel, strong amenities
Providence & NW Vegas	Newer homes, growing community, good value, mountain views
Centennial Hills	Newer suburban neighborhoods, space, convenient access
The Lakes / Spring Valley	Established neighborhoods, central location, variety of price points
Inspirada / Cadence	Newer master-planned communities, amenities, family appeal

The right fit depends on your commute, schools, budget, and lifestyle. When we talk, I'll match you to the two or three communities that genuinely suit how you want to live — not just what's listed this week.

3. Buying From Out of State (Without the Stress)

You don't have to be physically here for every step. A smooth out-of-state purchase usually looks like this:

- **Get pre-approved early** with a lender familiar with Nevada and relocation buyers.
- **Tour virtually or in batches.** I can do live video walkthroughs so you can shortlist before you fly in, then see your top choices in one focused trip.
- **Lean on local expertise** for inspections, disclosures, and timelines — Nevada's process has its own rhythm.
- **Plan your closing logistics** in advance, including remote signing options where available.

4. Your Relocation Timeline

8–12 weeks out	Set your budget, get pre-approved, define must-haves and target areas.
6–8 weeks out	Begin virtual tours, narrow to 2–3 neighborhoods, plan a visit.
4–6 weeks out	Tour top homes, write an offer, open escrow.
2–4 weeks out	Inspections, appraisal, finalize financing, book movers.
Move week	Close, get keys, transfer utilities, update your address & licensing.

5. New-Resident Checklist

A few Nevada housekeeping items for after you land:

- Update your driver's license and vehicle registration with the Nevada DMV.
- Register to vote in Nevada.
- Transfer or set up utilities (power, water, internet) — set up cooling before summer.
- Update your address with USPS, banks, employers, and subscriptions.
- Find your new essentials: doctor, dentist, vet, schools, and your favorite grocery run.
- If you own a business, review Nevada registration and licensing requirements.

Why Work With Me

Relocating across state lines is a big move, and you deserve someone who treats it with care. What I bring to your corner:

- **Dual licensing** in California and Nevada — I understand both sides of your move.
- **A Master's in Negotiation** and 32 years of disciplined, high-stakes service as a retired LAPD Sergeant.
- **Local knowledge** of Las Vegas and Henderson communities, schools, and value.
- **Concierge-level service** — strategic guidance and strong advocacy at every step.

Ready to talk through your move?

Let's start with a no-pressure conversation about your goals, timeline, and budget. I'll help you build a plan that fits your life.

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