

Instead of selling land that you own, you can lease it for a decade at a time, collecting rent payments while someone else develops it. A ground lease could be bare land with no improvements, or a lot with buildings already on it. Ground leases are useful when real estate is unaffordable or unavailable.

A typical land or ground lease would have a length of 50 to 99 years, since a lease longer than 99 years is considered a sale under real estate law. Ground leases allow a landowner to profit from a property they may not be willing or able to sell.

When a ground lease is made, the lessee can build and improve on the land just as if they owned it, and at the end of the lease, the landowner may opt to purchase the improvements. This could include a building, shop, park, mall, or other structure.

The terms of a ground lease usually include the tenant paying for all expenses related to the property as if they owned it. They may pay property taxes, insurance, maintenance and any repairs. Ground leases are a great way to obtain land without the huge expense of having to finance it.

Some commercial properties may also have a ground lease, meaning there is a separate lease for the building space and the ground beneath the building. This is an important factor to consider when investing, since ground lease expenses account for additional net operating expenses.

Call [Miami Real Estate Lawyer Isaac Benmergui](http://miami-realestatelawyer.com) at 305.397.8547 and set up a no charge, no obligation consultation to discuss your case. We have close to 10 years of experience handling Real Estate, Personal Injury, Immigration and Commercial Litigation cases throughout Miami and South Florida, and will use our expertise to help your case to the best of our abilities.

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