

GLOBALPARCEL ACCESS™



BUYING LAND IN AMERICA

For Foreign Nationals





ESSENTIALS FOR FOREIGN LAND BUYERS

Foreigners can legally buy land in the United States, and not just a few select countries, but citizens of nearly every nation around the world. Unlike many countries where land ownership is limited to citizens or heavily regulated, the U.S. remains one of the most open and accessible markets for property investment. Citizens of over 190 countries can buy land in America without needing residency, a green card, or even a U.S. bank account.

This level of access is rare on the global stage. In many nations, foreigners are restricted to leaseholds or must partner with locals. In contrast, the U.S. allows full fee simple ownership, the highest and most complete form of property ownership, even to non-residents. That means when you buy land in America, your name (or your company/trust) is on the deed, and you own the land outright.

The U.S. legal system offers world-class protection for property owners. Once your deed is recorded with the county, your ownership rights are constitutionally protected. No government agency or individual can take your land without due process and fair compensation under the law. That level of protection gives international buyers confidence that their investment is secure.

Land in America is more than just a safe place to park capital, it's an appreciating asset. Historically, U.S. land has held or increased in value over time, even during financial downturns. It's immune to volatility in the way stocks or cryptocurrencies can be. With inflation pushing up the cost of real assets globally, land ownership is increasingly viewed as a strategic hedge.

For international investors, the combination of open access, legal certainty, long-term value, and digital transaction processes makes buying land in the U.S. not just possible, but incredibly advantageous. With proper due diligence and the right structure, owning American land can offer both peace of mind and generational value.

LEGAL STRUCTURES FOR INTERNATIONAL OWNERSHIP

Foreign buyers can legally own land in the United States, but how you hold that land can have implications, especially when it comes to liability, taxes, privacy, and inheritance. Selecting the right ownership structure depends on your goals, the number of properties you plan to hold, and how you want to manage or transfer your assets in the future. Below are the two most common structures, each with practical guidance tailored for both beginners and more advanced investors:

Individual Ownership (MOST COMMON)

This is the simplest form of ownership. The land is deeded directly in your personal name.

- **Best For:** Beginners buying just a few parcels, especially for personal use or long-term holding.
- **Pros:**
 - Easy and fast to set up
 - No need to form or manage a legal entity
 - Minimal paperwork or ongoing requirements
- **Cons:**
 - Your name is publicly recorded on the deed
 - No liability protection – personal assets could be exposed in a legal dispute
 - Subject to probate upon death unless a will or trust is in place

Tip: If you're buying low-risk/cost land and want a fast process with minimal overhead, this option works very well, but consider pairing it with a basic will or revocable trust to ensure your land is passed down after your death.

LLC (Limited Liability Company) (ADVANCED)

An LLC is a U.S.-registered company that holds the land in its name, while you (or your trust) own the LLC.

- **Best For:** Buyers planning to hold multiple properties, flip land, rent parcels, or limit personal exposure.
- **Pros:**
 - Shields personal assets from liability
 - Offers privacy if registered through a registered agent or anonymously in states like Wyoming
 - Flexible tax treatment (can be pass-through or taxed as a corporation)
- **Cons:**
 - Requires U.S. EIN (Employer Identification Number)
 - Annual fees and filing requirements (varies by state)
 - Not ideal for first-timers without experience managing entities

Tip: Best if you plan to own expensive properties or want to keep other U.S. investments separate from personal finances, an LLC is highly recommended.

Trusts & Nominee Structures - Passing Down Your Land with US Protection

For international buyers focused on legacy planning or discretion, Trusts and Nominee structures can be powerful tools, though they require careful setup. A revocable living trust allows land to pass to heirs without going through U.S. probate courts, making it ideal for long-term holders who want to ensure smooth generational transfer. Trusts also offer a layer of privacy, keeping ownership off public records when structured correctly. On the other hand, Nominee or Trustee arrangements involve having another individual or entity hold legal title on your behalf through a private agreement. This can be helpful in countries where direct foreign ownership is discouraged or if the buyer wishes to remain anonymous. However, nominee setups can be risky without legally binding documentation and should always be guided by legal counsel. These advanced strategies are best suited for experienced investors or those with specific legal or privacy requirements.

The legal structure you choose to hold land in the U.S., whether in your personal name or through a Limited Liability Company (LLC), can significantly affect your liability, taxation, privacy, and inheritance planning. When land is held in your personal name, it's simple and cost effective, but it also means your name appears in public records, and you are personally liable if someone is injured on the property or if legal disputes arise (very uncommon with raw land).

On the other hand, holding land through an LLC provides liability protection, separating your personal assets from the land in case of lawsuits or claims. LLCs also offer tax flexibility, allow for easier business deductions, and provide greater privacy, especially if registered in states like Wyoming or New Mexico. In terms of inheritance, an LLC can allow for smoother transfer of ownership to heirs without going through probate, particularly if it's paired with a trust. Choosing the right structure upfront ensures your land is not only legally secure but also aligned with your long-term goals. The good news is that you can change your ownership structure over time. You might purchase land as an individual and, years later, transfer it into an LLC for added protection or flexibility.



UNDERSTANDING TRANSFER OF U.S. PROPERTIES

A deed is the official legal document that transfers ownership of land or property in the United States. Think of it as the paper that proves you're the rightful owner, like a title for a car. When you buy land in America, the deed is what gets recorded in your name (or your company/trust's name) at the county level.

There are several types of deeds, but here are the most common for land buyers:

✔ Warranty Deed

The most protective type.

The seller legally guarantees they own the land and that it's free from debts or other claims. Common in retail home sales and when full legal protection is expected.

✔ Special Warranty Deed

Offers a limited guarantee.

The seller only guarantees there were no issues during their ownership. Often used for land, investment properties or foreclosures.

✔ Quitclaim Deed

Offers no guarantees about the title or ownership.

Often used between family members or to transfer ownership in non-traditional situations. Not recommended for foreign buyers unless the risk is understood.

How Deeds Are Transferred in the U.S.

Here's what typically happens when land changes hands:

1. A sales agreement is signed (this can be digital or on paper).
2. The deed is prepared, listing the buyer and seller, property description, and any legal language based on the type of deed.
3. Both parties sign (some counties require notarization).
4. The deed is submitted (recorded) to the county recorder or clerk's office in the county where the land is located.
5. Once recorded, the new owner is listed in public records, this is your proof of ownership.

👉 **Note:** If you buy from LandZero.com or another online land provider, this process is often handled completely for you, you just supply your ownership information.

- In the U.S., you don't buy or sell the deed itself, you buy the land, and the deed is the document that reflects that sale. If you lose the deed, it can easily be downloaded or mailed to you again.
- After paying (either in full or through financing), the deed is transferred from the seller to you.
- If you use owner financing, the deed is typically recorded after the final payment, though some companies may record it earlier and hold a lien (like a mortgage) as security.

In the U.S., only the seller is required to sign the deed to transfer ownership. The buyer does not need to sign the deed to receive ownership, but their information must be accurate, as they will need to sign as the seller in the future, in front of a notary, when they choose to sell the property.

Important Notes for Foreign Buyers

- You do not need to be in the U.S. to receive or sign a deed.
- Many counties now support digital deed recording, especially helpful if you live abroad.
- A deed can list your personal name, an LLC, or a trust as the owner, whatever structure you choose.
- Raw land is quite different from a home, as you can safely purchase it remotely without an in-person inspection. With tools like Google Maps, county GIS systems, and even photos of the property, you can make informed decisions and buy land sight unseen. In contrast, a home may have hidden interior damage, often requires physical inspections, multiple in-person signatures to close the deal, and complex bank transactions.



BUYING LAND IN THE U.S. AS A FOREIGNER

Compared to many countries, buying land in America is remarkably simple, even as a non-resident. There are no citizenship or visa requirements, and the process is well-established, secure, and increasingly digital. In fact, in most cases, the seller handles the legal documentation, making the buying process easy and low-risk for international buyers.

You do not need to be physically present in the U.S. to complete the purchase or receive your deed. The entire process can be handled remotely. When you buy land in the United States, the seller or their representative prepares a legal document, the deed, which transfers ownership from them to you. This deed:

- Is signed by the seller (not you)
- Lists you (or your LLC/trust) as the new legal owner
- Is recorded in the local county where the property is located

As a foreign buyer, you have two main payment options:

1. Pay in Full (Cash Purchase)

- You send a wire transfer or use a service like Wise, Revolut, or even a credit card (if accepted).
- Once the seller receives full payment, they record the deed in your name.

✔ Great if you want full ownership immediately, with no monthly obligations.

2. Use Owner Financing (No Banks, No Credit Checks)

This is where companies like LandZero.com make land buying easy for foreigners:

- You pay a purchase payment upfront using Visa, Mastercard, or wire transfer.
- The remaining balance is divided into monthly payments, which you pay online by card or ACH.
- After your final payment, the deed is recorded in your name. At LandZero, our program, GlobalParcel Access, uses a rare process where every part of the transaction is completed remotely. You can safely receive your deed and land packet by email, make payments easily from your computer or phone, and sign documents digitally. We also ensure that each property is eligible for ownership by a foreign national. We've sold to land buyers all over the world for over 15 years.

💡 The owner financing method removes the need for bank loans, mortgages, or credit checks, ideal for buyers who may not have U.S. financial history and prefer a budget-friendly approach.

Why Buying Land in the U.S. Is Easier Than Selling

- You don't need to prepare or sign the deed, the seller handles all legal paperwork.
- No notarization or in-person signing is required from the buyer at all.
- Most counties allow remote deed recording, meaning you don't have to deal with government offices.
- Companies like LandZero specialize in working with foreign buyers and offer digital contracts, clear pricing, and full documentation support.

What You'll Need to Provide as a Buyer

- Your full legal name (as you want it on the deed)
- A mailing address (can be international)
- A valid form of ID (passport is preferred)
- Your payment method or land you already paid off with a land company

Once you provide these details, the seller or land company takes care of everything else, from preparing your contract to recording your deed when the time comes.



SELLING LAND IN THE U.S. AS A FOREIGNER

Selling land in the United States as a non-resident is entirely legal and relatively straightforward, if you follow the right steps. Whether you want to cash out your investment or pass the land on, here's everything you need to know to complete the sale smoothly and legally.

You have three main options:

1. List It Yourself (Direct Sale)
 - You can market your land on platforms like Facebook Marketplace, Craigslist, or land-specific sites.
 - You'll need to create your own deed, handle payment, and ensure documents are signed properly.
2. Use a Real Estate Agent
 - Easiest if you want someone to handle everything, listing, finding buyers, preparing documents, and closing.
 - Agents typically charge a commission (5-10%), but they'll help with negotiations and legality.
3. Use a Title Company
 - A good middle ground for direct sales. The title company will:
 - Handle money through escrow (protects buyer/seller)
 - Prepare and file the deed
 - Ensure both parties sign documents properly
 - May cost \$400-\$1,000 but adds security and professionalism.

To legally transfer the property, a new deed must be drafted showing the buyer as the new owner. You have three ways to do this:

1. Let the title company or agent prepare it for you (most common)
2. Hire a real estate attorney to draft it (optional but safe)
3. Do it yourself (DIY) by copying a blank deed template specific to your property's state and county

A valid deed must include:

- The buyer's full legal name and address
- Your (the seller's) name as it appears on the current recorded deed
- The property's legal description (not just an address)
- The type of deed (e.g., Warranty, Quitclaim, Special Warranty)
- The sale price or statement of value
- Your notarized signature

In the U.S., the seller's signature must be notarized for the deed to be recorded. As a foreigner, you have options:

🌐 Notarizing Outside the U.S.:

- Visit the U.S. Embassy or Consulate in your country, they provide notarial services
- OR use a remote online notary accepted in some U.S. states (e.g., notarize.com, depending on the county's rules)

✅ Make sure your passport or government-issued ID is ready and matches your deed. The notary will need to verify your identity.

Once signed and notarized, the deed must be sent to the County Recorder's Office where the property is located. This can be done:

- By the title company (if you used one)
- By mailing the deed yourself, along with the recording fee (typically \$25-\$50)
- Or digitally in some counties that accept eRecording, the best and easiest method when available.



WHY U.S. LAND IS A CURRENCY

Holding land in the U.S. is more than just an investment in real estate, it's a store of value in U.S. dollars, which remains one of the most stable and globally accepted currencies. The land you buy and hold in America has many selling options, not just in your local currency should something happen where you live. Here's why many foreigners have been accumulating land in the U.S.

1. Hedge Against Local Currency Fluctuations

- If your country's currency loses value due to inflation or instability, U.S. land maintains its pricing in U.S. dollars.
- This protects your wealth from sudden devaluation.

2. No Need for Dollar Denominated Bank Accounts

- Land is a dollar, denominated asset by nature, you don't need to open a U.S. bank account to benefit.
- Your land increases in value in dollars, regardless of your local financial system. Transferring into your native currency would simply be held to the exchange rate vs the value of the dollar.

3. Historically Stable and Appreciating

- Unlike some countries where land values can drop due to policy or political risk, U.S. land, especially in rural or buildable zones, has historically held or grown in value.
- This makes it a low-volatility asset that's immune to stock market swings or crypto crashes. Also, land most always is hands off, you don't need to maintain it or worry about it.

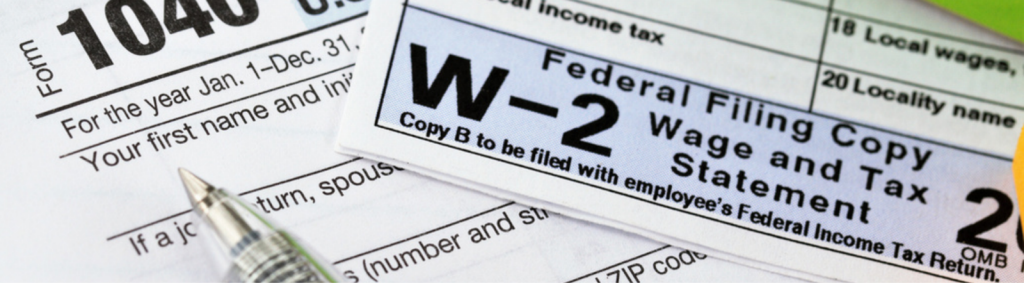
4. Opportunity to Sell for Crypto or USD Later

- When you decide to sell, you can choose your preferred payout, U.S. dollars via bank or payment service, or accept crypto if dealing with international or digital-native buyers.
- You set the terms, and the buyer agrees to a method that suits your needs.

U.S. land offers foreign owners a rare combination of legal safety, dollar-denominated value, and global liquidity. Whether you're paid through traditional banking, modern payment apps, or even digital currencies, you're holding an asset that bridges global economies with the security of the U.S. property system.

Throughout history, land in the United States has proven to be one of the most stable and resilient assets, even during times of global political unrest and currency volatility. While markets around the world fluctuate, and many national currencies lose purchasing power, U.S. land has consistently held or appreciated in value, backed by a strong legal system and a dollar-based economy.

For foreign investors, owning American land offers not just access to a hard asset, but also protection against inflation, capital flight, or devaluation in their home country. It's a secure place to store wealth, free from the instability that affects many emerging markets, and unlike stocks or digital assets, U.S. land can't disappear overnight or be easily seized.



TAXES AND FILING REQUIREMENTS

Owning land in the U.S. comes with important tax responsibilities, even if you're a non-resident. While the process is straightforward, it's critical that you understand how annual property taxes, capital gains, and FIRPTA (Foreign Investment in Real Property Tax Act) can impact your investment.

Annual Property Taxes, Your Ongoing Responsibility

Every piece of land in the U.S. is subject to annual property taxes, set by the county or municipality where the land is located. These taxes:

- Help fund local services like schools, roads, and emergency response
- Must be paid once per year, typically between October and March (depending on the county)

Important Note for Foreigners:

As a non-resident, you may not receive a tax bill by mail, especially if:

- Your mailing address is outside the U.S.
- The county doesn't support international postage
- The previous address on file (from a prior owner) hasn't been updated

Solution: Set a yearly reminder to check your tax status online through the official county treasurer's or tax collector's website. Most counties allow you to search by parcel number or owner name and pay taxes securely by card or bank transfer.

In the U.S., property taxes are a serious legal obligation. If you fail to pay, even accidentally, here's what can happen:

1. You'll incur late fees and penalties.
2. After a grace period (often 1-3 years), the county can begin a tax lien or tax deed process.
3. The land may be seized and auctioned to someone else, and yes, this applies even if you're living abroad and never received a letter.

Unlike some countries, the U.S. government does not need court approval to sell tax-delinquent land. This is why being diligent about tax deadlines is essential, even for small parcels. Without paying, your land will be taken from you.

FIRPTA: Foreign Investment in Real Property Tax Act

This law requires that up to 15% of the gross sale price (not just profit) be withheld at the time of sale if the seller is a foreign national. This withholding is sent to the IRS as a way to ensure that capital gains tax will eventually be paid.

Can You Avoid It?

- Yes, by applying for a withholding certificate (IRS Form 8288-B) before the sale closes.
- This lets you reduce or eliminate FIRPTA withholding if you're selling at a loss or have minimal gains.
- Title companies typically handle this process, but you must apply in advance, otherwise, the full amount is withheld and you'll need to file a U.S. tax return to reclaim the difference (which can take months).

Should You File U.S. Tax Returns?

If you:

- Sell the land and earn a profit
- Receive rental income from the land
- Need to recover FIRPTA withholding

...then yes, you'll need to file a U.S. tax return, even as a foreign national. To do so, you may need to apply for an ITIN (Individual Taxpayer Identification Number), which is like a U.S. tax ID for non-residents.



VISA APPLICATIONS AND U.S. RESIDENCY TIES

While owning land in the United States does not automatically qualify a foreign national for a visa, green card, or residency, it can play a meaningful supporting role in certain visa applications, particularly for business or investment-related categories. More importantly, it demonstrates economic ties to the U.S., which can be advantageous when applying for future visas, setting up business entities, or opening U.S.-based bank accounts.

No, land ownership alone is not a pathway to immigration or legal residency. The U.S. government does not offer a visa specifically for property owners. Unlike countries like Portugal or Greece, where property investment can lead to residency permits, the U.S. has no such program tied directly to land ownership. However, this doesn't mean land ownership is irrelevant to your immigration journey.

Where Land Ownership Can Help

✓ 1. E-2 Treaty Investor Visa (Business Visa)

If you're from a country that has a trade treaty with the U.S., the E-2 visa allows you to live and work in the U.S. by investing in a business. While land ownership alone doesn't qualify, it can:

- Serve as a base for your investment activity (e.g., building a rental cabin business, campground, farm, or eco-resort)
- Be counted as part of your investment amount
- Demonstrate legitimate interest in long-term U.S. business operations

Example: A foreign national buys land, forms an LLC, and builds small structures to operate an Airbnb-style rental. This real estate-backed business may help support an E-2 visa petition.

✓ 2. L-1 and EB-5 Visas (Advanced Business Options)

- The L-1 visa is for inter-company transfers but may involve land if opening a U.S. branch.
- The EB-5 visa requires a substantial investment (\$800,000+) that creates jobs – real estate development can qualify, but land alone is insufficient.

Banking, LLCs, and Business Formation

Even without pursuing a visa, owning land gives you a legitimate reason to:

- Form a U.S.-based LLC
- Open a U.S. bank account (banks are more likely to approve applicants with property holdings or a formal U.S. address)
- Demonstrate a "connection" to the U.S. economy in applications for business services, merchant accounts, or remote services

This can be especially helpful if you:

- Plan to manage your property remotely as an income-generating asset
- Want to operate under a formal entity for liability or tax purposes

Practical Tips for Visa Consideration

- Keep good records of your land purchase and payments (invoices, contracts, deed copies)
- If forming a business on your land, maintain financial documentation, EIN, and U.S. mailing address
- Work with an immigration attorney to evaluate how your property investment might support a visa, especially if pairing it with business activity



POLITICAL TRENDS

In recent years, land ownership by foreign nationals, particularly from geopolitical rivals, has become a topic of increasing political debate in the United States. While federal law still allows foreign individuals and entities to legally purchase land, several U.S. states have begun proposing or enacting laws that restrict land sales based on a buyer's country of origin, especially when it involves agricultural land or property near sensitive areas like military bases.

States Taking Action

As of 2024–2025, states such as Texas, Florida, Alabama, Louisiana, North Dakota, and Arkansas have introduced or passed legislation aimed at limiting or banning land purchases by citizens or companies linked to certain countries.

These typically include:

- China
- Iran
- North Korea
- Russia
- Cuba
- Venezuela (in some cases)
- Any country considered a “foreign adversary” under U.S. law

The laws vary by state. Mainly targeting farmland only, others focus on land near military installations, while a few are broader and cover all real estate purchases by individuals or entities tied to these countries.

Are These Laws Enforced Nationwide?

No, these restrictions are state-level, not federal. That means:

- Most states still allow foreign buyers from all countries to purchase land freely.
- However, laws can change quickly depending on the political climate.
- If you are from, or connected to, a restricted country, you may face legal blocks or delays in closing a land purchase in certain states.

Even if a law is being proposed (but not yet passed), title companies and escrow services may refuse to proceed with a transaction involving buyers from flagged countries, out of caution or fear of future liability.

Will New Laws Impact Current Foreign Landowners?

In most cases, no, existing landowners are typically grandfathered in when new laws are passed. That means:

- ✔ If you already own land in a U.S. state before a foreign ownership restriction law takes effect:
 - You are not required to sell the property.
 - Your ownership remains valid and protected under U.S. property law.
 - You retain the right to hold, use, sell, or transfer the land, unless the law specifically states otherwise (which is very rare and would likely be challenged in court).

Bottom Line:

Your existing land is safe, and buying land is safe if you're not from those countries or buying land near military bases. But even if the laws change after your purchase, U.S. law strongly protects current property holders. However:

- Future transactions (selling, refinancing, gifting) could be impacted.
- Failure to comply with registration laws (where required) could result in fines or legal complications

We don't know what the future holds but maybe some of the last opportunities for foreigners to buy land is coming soon, or maybe not. But if you want to own land in America, there is now some urgency to do it.



GLOBALPARCEL ACCESS WITH LANDZERO

At LandZero.com we understand the challenges international buyers face when trying to purchase land in a foreign country. That's why we developed the GlobalParcel Access™ system, a streamlined, transparent, and secure method for foreign nationals to legally own land in the United States, without the typical red tape, confusion, or high costs

Our system is built specifically for remote transactions, to help remote U.S. and non-U.S. citizens safely navigate the process of acquiring U.S. land from anywhere in the world.

Most traditional real estate transactions in the U.S. are built for domestic buyers, they often require in-person signatures, involve multiple intermediaries, and depend on local bank financing. For foreign investors, this process can be time consuming, expensive, and filled with legal uncertainties. That's why LandZero developed the GlobalParcel Access™ system, a fully digital, internationally friendly method of purchasing land in the United States. It removes the usual barriers and replaces them with a process designed for efficiency, affordability, and legal peace of mind.

As part of our system, we carefully pre-screen every parcel to ensure it is eligible for foreign ownership. We verify that each property is located in a state or county with no current restrictions against international buyers. And ensure the land qualifies for digital or mail-based deed recording. This protects you from unexpected legal or logistical obstacles, you won't need to worry about compliance or eligibility.

We also provide fully compliant, legally binding documentation for each sale. Whether you are purchasing outright or through owner financing, we prepare your purchase agreement, land contract, and final deed using correct formatting and legal descriptions. Every document is ready to be recorded with the county and meets U.S. legal standards, no need to find your own attorney or real estate agent.

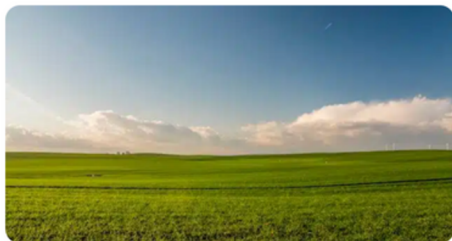
Most importantly, our system is designed for international buyers with no need for U.S. credit, bank accounts, or financing approvals. We offer in-house owner financing with no credit checks, and all payments can be made online using Visa, Mastercard, or ACH. Monthly invoices are delivered by email, and as long as payments are made on time, the process is entirely hassle-free.

Through GlobalParcel Access with LandZero.com we've made U.S. land ownership simple, secure, and accessible from anywhere in the world, no paperwork headaches, no legal confusion, and no hidden steps.

We Make 
Buying Land
Easy.

Discover Land for Sale for All Budget Levels, Buy Land Instantly Online Today

- ✓ Zero Credit Checks
- ✓ Zero Down Payments
- ✓ Zero Closing Costs



Properties
250+

Years Experience
15+

Acres of Land
250+