

The Hua Hin Relocation Checklist

Everything that has to happen, in the order it has to happen in. Twelve months out to ninety days after you land.

Most of what goes wrong with a move to Thailand is not a bad decision. It is a good decision taken in the wrong order. You cannot open a Thai bank account without the right visa. You cannot get a residence certificate without a lease and a filed TM30. You cannot season 800,000 baht for a retirement extension in an account that opened last week.

Move the dates to suit yourself. Keep the order.

1 Twelve months out

The part people skip

- ☐ Visit in September or October, not February. Watch what the road outside your shortlisted building does with the rain.
- ☐ Drive from each area you like to Bangkok Hospital Hua Hin, to the school, and to the supermarket that stocks what you cook with — at eight on a Monday.
- ☐ Choose your visa route. Everything downstream hangs off it.
- ☐ Read the requirements on the website of the Thai embassy you will actually apply through, not a forum.

2 Six months out

The long-lead items that cannot be compressed later

- ☐ Apply to schools. Rolling admissions, but year groups fill and assessment takes weeks.
- ☐ Ask each school for the fee sheet in writing: application fee, one-off enrolment fee, termly fees.
- ☐ Pets: fit an ISO-standard microchip BEFORE the rabies vaccination, or the vaccination does not count.
- ☐ Pets: apply for the Department of Livestock Development import permit. It is time-limited.
- ☐ Pets: check airline breed embargoes. Snub-nosed breeds face warm-month bans; some dogs cannot fly.
- ☐ Give notice on your home, or list it, or agree the dates. This fixes everything else.
- ☐ Decide what ships, what sells, and what you replace here. Furniture is cheap in Thailand.
- ☐ Confirm the used-household-effects duty exemption with Thai Customs — it is tied to your visa status and a time window.

3 Three months out

Paperwork, health and the home admin

- ☐ File the visa application. Most consular applications route through the Thai e-Visa portal.
- ☐ Dentist, optician, bloods, skin check — while you are still insured at home.
- ☐ Get medical records in English and digitally, plus a repeat prescription letter using generic drug names.
- ☐ Arrange health insurance that starts the day you land, not the day you sign a lease.
- ☐ Get certified copies, translations and apostilles of marriage and birth certificates done at home.
- ☐ Tell your bank you are moving. Keep at least one home account and one card open.
- ☐ Keep your home mobile number alive on a cheap eSIM — that is where two-factor codes arrive.
- ☐ Set up mail forwarding or a scanning address.
- ☐ Get an International Driving Permit.
- ☐ Find out what leaving does to your tax residency at home. Easier to satisfy in advance than argue later.

4 One month out

Confirm before you commit money

- ☐ Confirm the visa is in the passport, or the e-Visa approval issued. Do not book the container against a visa that has not come back.
- ☐ Book 30 to 60 days of temporary accommodation. No more.
- ☐ Cancel utilities with final meter readings.
- ☐ Collect 90 days of medication.
- ☐ Sell the car. Take the pet's paperwork to the vet for final checks.

5 The week you fly

Small things that stop you at the airport

- ☐ Submit the TDAC digital arrival card online, within 72 hours of arrival. It is free — any site charging you is not the government one.
- ☐ Get the pet's export health certificate endorsed inside its validity window.
- ☐ Bring some baht in cash. Tell your card providers your travel dates.
- ☐ Print the visa, insurance certificate, school letters, pet permit, and your first address in Thai. Your phone will die at the worst moment.

6 Your first week here

Two things matter on day one. Neither is the beach.

- ☐ Get a Thai SIM (AIS, True or dtac). Everything after this needs a Thai number.
- ☐ TM30: your landlord must notify immigration of your address within 24 hours. Hotels do it automatically; private landlords often do not. Get the receipt in writing.
- ☐ Walk the sois after dark. Sit in the school-run traffic.

- ☐ Do not sign a twelve-month lease in your first week because the first place had a good pool.

7 Your first month

Lease, then bank, then residence certificate — in that order

- ☐ Sign the lease. Get a copy of the landlord's ID, the house book details, and a written agreement that they will file the TM30.
- ☐ Open the bank account: passport, visa, lease, TM30 receipt. Being refused at one branch and accepted at another in the same town is normal.
- ☐ Get the residence certificate from Hua Hin immigration at BluPort. Ask for more than one copy — each is issued for one stated purpose.
- ☐ Utilities, internet, and customs clearance if you shipped.

8 Your first ninety days

The deadlines with penalties attached

- ☐ 90-day report. The window runs from 15 days before the due date to seven days after. Put the date in your calendar on the day you land.
- ☐ Thai driving licence: residence certificate, medical certificate, certified translation of your home licence, passport, photographs. There is a written theory test in English.
- ☐ Extension of stay: the money must have sat in a Thai account for the required period BEFORE you file. This is why the account opens in month one.
- ☐ 180 days or more in Thailand in a calendar year makes you tax resident. Take that to a qualified Thai adviser.

If you would rather not do this alone

We are based in Hua Hin and we do the parts of this list that are hard to do from another country: the visa route, the area shortlist, the shipping, the immigration appointments, and the first ninety days after you land. A call costs nothing and we will tell you plainly if you do not need us.

Book a free call

howtomovetohuahinthailand.com

Thai visa, tax, banking and customs rules change, and different offices interpret them differently. This checklist is a starting point, not advice. Confirm your own position with the Thai embassy or consulate you will use, the Immigration Bureau, and where money or law is involved, a qualified Thai professional.