



Ensure your lot is ready for building with this comprehensive checklist covering all necessary steps and considerations.

Lot &Property Checklist

1. Confirm Lot Ownership and Registration

Begin by ensuring your lot is legally ready for development.

- Verify the lot is registered in your name.
- Confirm there are no liens or legal issues tied to the property.
- Review the deed to ensure it reflects accurate ownership details.

2. Check County or Municipal Building Approvals

Make sure your property meets local building requirements.

- Contact the local planning and zoning department to verify the lot's building eligibility.
- Confirm the zoning type (e.g., residential, agricultural) and any restrictions that may apply.
- Schedule initial communication with inspectors for permit and approval guidance.

3. Obtain a Land Survey

A professional survey will clarify boundaries and identify potential restrictions.

- Hire a licensed surveyor to mark property boundaries.
- Confirm any easements or legal restrictions that may affect building plans.
- Identify setbacks, utility rights of way, or other limitations.

4. Verify Utility Access

Ensure your lot has access to essential services or prepare for installation.

- Confirm availability of water and sewer connections (or plan for well and septic).
- Verify access to electricity, gas, and internet services.
- Obtain cost estimates for connecting utilities if they are not already available.

5. Evaluate Lot Topography and Soil Conditions

Understand the physical characteristics of your property to avoid construction surprises.

- Assess the lot's slope and drainage patterns.
- Schedule soil testing to confirm it's suitable for the planned foundation type.
- Identify areas that may require clearing or grading.

6. Plan for Environmental and Legal Considerations

Address any regulations or unique property characteristics that could impact building.

- Check for environmental protections, such as wetlands or conservation areas.
- Ensure compliance with local regulations regarding tree removal or site modifications.
- Review HOA or subdivision covenants if applicable.

Checklist Summary

- ☐ Lot ownership verified and registered in your name.
- ☐ Building approvals obtained from local authorities.
- ☐ Land survey completed, including boundaries and easements.
- ☐ Utility access verified or planned.
- ☐ Lot topography and soil conditions evaluated.
- ☐ Environmental and legal considerations reviewed.