# **Land Due Diligence Checklist**

### **Title & Legal Review**

| **Action Item & Details** | **Check** |
| --- | --- |
| Conduct a comprehensive title search with a title company. | ☐ |
| Secure title insurance and review any exceptions. | ☐ |
| Examine public records for liens, easements, covenants, conditions, and restrictions. | ☐ |

### **Ownership & Tax Status**

| **Action Item & Details** | **Check** |
| --- | --- |
| Confirm current property taxes are paid and identify any outstanding tax liens. | ☐ |

### **Access & Boundaries**

| **Action Item & Details** | **Check** |
| --- | --- |
| Verify deeded right-of-way or [easement for legal road access](https://ksrealtyagent.com/definitions/what-is-an-easement/). | ☐ |
| Inspect physical access routes and note any seasonal restrictions. | ☐ |
| Obtain a boundary or topographic survey and cross-check against mapping data. | ☐ |
| Review the site plan for encroachments by neighboring or on-site structures. | ☐ |

### **Zoning & Land-Use Compliance**

| **Action Item & Details** | **Check** |
| --- | --- |
| Check permitted uses, overlay districts, and any zoning variances. | ☐ |
| Consult with the zoning department about special-use permits or rezoning options. | ☐ |
| Verify front, side, and rear setback requirements against the site plan. | ☐ |
| Identify any homeowners’ association covenants or restrictions. | ☐ |
| Determine flood-plain or flood-way status via official maps. | ☐ |
| Note applicable school district boundaries if relevant. | ☐ |

### **Environmental & Site Conditions**

| **Action Item & Details** | **Check** |
| --- | --- |
| Locate existing septic system and review maintenance records. | ☐ |
| Schedule and review percolation (perc) test results. | ☐ |
| Obtain geotechnical or soil-type reports for development suitability. | ☐ |
| Engage environmental consultants to assess habitat restrictions or contamination risks. | ☐ |

### **Survey & Physical Assessment**

| **Action Item & Details** | **Check** |
| --- | --- |
| Confirm all site features, topography, and easements against the site plan. | ☐ |
| Cross-check boundaries and land features with GIS or other mapping tools. | ☐ |
| Inspect the condition of any on-site buildings or improvements. | ☐ |

### **Utilities & Infrastructure**

| **Action Item & Details** | **Check** |
| --- | --- |
| Confirm availability or feasibility of extending municipal water and sewer services. | ☐ |
| Verify proximity of power, gas, and communications lines. | ☐ |
| Review drainage patterns and stormwater permitting requirements. | ☐ |

### **Financial & Cost Analysis**

| **Action Item & Details** | **Check** |
| --- | --- |
| Estimate hard and soft costs for site improvements. | ☐ |
| Review seller’s financial statements if purchasing from a business entity. | ☐ |
| Include remediation, permitting, and infrastructure build-out in your budget. | ☐ |

### **Development Potential & Planning**

| **Action Item & Details** | **Check** |
| --- | --- |
| Assess long-term land-use plans and master-plan maps. | ☐ |
| Identify raw-land infrastructure needs for development. | ☐ |
| Investigate commercial or mixed-use potential. | ☐ |

### **Professional Advisors**

| **Action Item & Details** | **Check** |
| --- | --- |
| Engage a real estate agent experienced in vacant land or rural property. | ☐ |
| Retain a real estate attorney for contract review and closing documents. | ☐ |
| Hire a civil engineer for grading, drainage, and structural assessments. | ☐ |
| Obtain preliminary cost estimates from a general contractor. | ☐ |
| Use environmental consultants for site assessments and permitting. | ☐ |

### **Buyer-Risk & Process Guidance**

| **Action Item & Details** | **Check** |
| --- | --- |
| Follow a step-by-step due diligence process to cover all checklist items. | ☐ |
| Acknowledge buyer-beware principles and conduct thorough inspections. | ☐ |

### **Target Audience Considerations**

| **Action Item & Details** | **Check** |
| --- | --- |
| Confirm specific requirements when buying vacant land. | ☐ |
| Check additional considerations for rural or recreational parcels. | ☐ |
| Assess ROI metrics and investment criteria for land investors. | ☐ |

### **Community & Market Context**

| **Action Item & Details** | **Check** |
| --- | --- |
| Review adjacent land uses and compatibility. | ☐ |
| Research nearby amenities, schools, and infrastructure for context. | ☐ |
| Gather comparables and trend data to inform market analysis. | ☐ |

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