

# Land Due Diligence Checklist

## Title & Legal Review

Action Item & Details	Check
Conduct a comprehensive title search with a title company.	<input type="checkbox"/>
Secure title insurance and review any exceptions.	<input type="checkbox"/>
Examine public records for liens, easements, covenants, conditions, and restrictions.	<input type="checkbox"/>

## Ownership & Tax Status

Action Item & Details	Check
Confirm current property taxes are paid and identify any outstanding tax liens.	<input type="checkbox"/>

## Access & Boundaries

Action Item & Details	Check
Verify deeded right-of-way or <a href="#">easement for legal road access</a> .	<input type="checkbox"/>
Inspect physical access routes and note any seasonal restrictions.	<input type="checkbox"/>

Obtain a boundary or topographic survey and cross-check against mapping data.	<input type="checkbox"/>
Review the site plan for encroachments by neighboring or on-site structures.	<input type="checkbox"/>

## Zoning & Land-Use Compliance

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

## Environmental & Site Conditions

Action Item & Details	Check
Locate existing septic system and review maintenance records.	<input type="checkbox"/>

Schedule and review percolation (perc) test results.	<input type="checkbox"/>
Obtain geotechnical or soil-type reports for development suitability.	<input type="checkbox"/>
Engage environmental consultants to assess habitat restrictions or contamination risks.	<input type="checkbox"/>

## Survey & Physical Assessment

Action Item & Details	Check
Confirm all site features, topography, and easements against the site plan.	<input type="checkbox"/>
Cross-check boundaries and land features with GIS or other mapping tools.	<input type="checkbox"/>
Inspect the condition of any on-site buildings or improvements.	<input type="checkbox"/>

## Utilities & Infrastructure

Action Item & Details	Check
Confirm availability or feasibility of extending municipal water and sewer services.	<input type="checkbox"/>
Verify proximity of power, gas, and communications lines.	<input type="checkbox"/>
Review drainage patterns and stormwater permitting requirements.	<input type="checkbox"/>

## Financial & Cost Analysis

Action Item & Details	Check
Estimate hard and soft costs for site improvements.	<input type="checkbox"/>
Review seller's financial statements if purchasing from a business entity.	<input type="checkbox"/>
Include remediation, permitting, and infrastructure build-out in your budget.	<input type="checkbox"/>

## Development Potential & Planning

Action Item & Details	Check
Assess long-term land-use plans and master-plan maps.	<input type="checkbox"/>
Identify raw-land infrastructure needs for development.	<input type="checkbox"/>
Investigate commercial or mixed-use potential.	<input type="checkbox"/>

## Professional Advisors

Action Item & Details	Check
Engage a real estate agent experienced in vacant land or rural property.	<input type="checkbox"/>
Retain a real estate attorney for contract review and closing documents.	<input type="checkbox"/>

Hire a civil engineer for grading, drainage, and structural assessments.	<input type="checkbox"/>
Obtain preliminary cost estimates from a general contractor.	<input type="checkbox"/>
Use environmental consultants for site assessments and permitting.	<input type="checkbox"/>

### Buyer-Risk & Process Guidance

Action Item & Details	Check
Follow a step-by-step due diligence process to cover all checklist items.	<input type="checkbox"/>
Acknowledge buyer-beware principles and conduct thorough inspections.	<input type="checkbox"/>

### Target Audience Considerations

Action Item & Details	Check
Confirm specific requirements when buying vacant land.	<input type="checkbox"/>
Check additional considerations for rural or recreational parcels.	<input type="checkbox"/>
Assess ROI metrics and investment criteria for land investors.	<input type="checkbox"/>

### Community & Market Context

Action Item & Details	Check
Review adjacent land uses and compatibility.	<input type="checkbox"/>
Research nearby amenities, schools, and infrastructure for context.	<input type="checkbox"/>
Gather comparables and trend data to inform market analysis.	<input type="checkbox"/>

**Disclaimer - This content is for informational purposes only and does not constitute legal or financial advice. As always, be sure to consult with a professional before making any major investment decisions.**