Moore
REALTY GROUP, INC

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LAND · MOORE REALTY GROUP

# Land buyer's *due-diligence checklist.*

Vacant land has no inspection report. This is the list to work through during your feasibility period, before your deposit is at risk.

## The parcel

- ☐ Parcel ID and legal description match the contract
- ☐ Acreage per survey, not per listing
- ☐ Boundaries marked and walked
- ☐ Current survey ordered; note encroachments and easements
- ☐ Price per acre compared with closed land sales nearby

## What you may build

- ☐ Zoning district and future land use confirmed with the county in writing
- ☐ Minimum lot size, setbacks and maximum density
- ☐ Deed restrictions or HOA covenants
- ☐ Any open code-enforcement cases or liens

## Access

- ☐ Legal, recorded access to a public road
- ☐ Who maintains the road
- ☐ Driveway or culvert permit needed
- ☐ Easements across the parcel for neighbors or utilities

## Water and waste

- ☐ Existing well: depth, age, flow, water test
- ☐ New well: permit requirements from the water management district
- ☐ Septic: site evaluation and permit from the county health department
- ☐ Distance to public water and sewer, and connection cost

## Ground and water

- ☐ FEMA flood zone
- ☐ Wetlands: ask for a delineation if any area looks wet
- ☐ Soil type and drainage
- ☐ Protected species or tree-removal rules
- ☐ Past use: fill, dumping, tanks, groves

## Money and paper

- ☐ Financing terms in writing: land loans usually need a larger down payment
- ☐ Property tax as vacant land; ask about agricultural classification rules
- ☐ Title commitment reviewed, including mineral rights and old easements
- ☐ Feasibility period end date on your calendar
- ☐ Utility availability letters where needed