

# Land Buying Checklist

By Nicole Nichols-West

- Before Buying Land
  - Check the characteristics of the land - topography, views, natural elements.
  - Check the size of the lot.
  - Check if the house style selected will fit on the property.
  - Check with local authorities whether you can build the type of home you want before committing to buying the land.
  - Check what kind of access the land provides for delivery and construction.
  - Determine the future infrastructure projects and construction of establishments pending in the area of your choice.
  - Research zoning requirements to include set backs and side yard requirements.
  - Obtain a natural hazard disclosure and look for soil problems.
  - If the land is located near hills, check how likely is the land to move.
  - If the land was once a swamp, ask neighbors about the condition of their foundations.
  - Check the sufficiency of the utilities and amenities in the area.
  - Find out the depth of your water table and determine the difficulty of digging.
  - Check if natural gas is available or you will use LP.
  - Make sure you have electricity and even cable or phone access in the land.
  - Research deed restrictions.
  - Check if there are any items that will need to be cleared or removed from the land.
  - Check if the land has ever been farmed.
  - Obtain your own appraisal to determine an appropriate price before making an offer.