

Landisle Consulting

47-Point Land Due Diligence Checklist

A practical guide for land buyers before closing

This checklist covers the most common checks Landisle runs before a buyer closes on raw land. It is not a substitute for a title opinion, survey, or legal advice. Use it to ask better questions and avoid surprises.

Access & Roads

1	Verify legal access	Is there a deeded right-of-way or public road frontage? Review the deed and any access easements.
2	Check road condition	Drive or view satellite imagery. Is the road maintained, seasonal, or unmaintained?
3	Confirm access width	Does the access meet county fire-code and emergency-vehicle requirements?
4	Identify shared driveways	Are there shared drives or maintenance agreements with neighbors?
5	Flag locked gates	Are there locked gates, guard houses, or HOA-controlled entry?
6	Check road maintenance liability	Who maintains the road: county, state, private association, or parcel owners?

Flood & Water

7	Check FEMA flood zone	Pull the FEMA flood map. Is any part of the parcel in a 100- or 500-year flood zone?
8	Review wetland maps	Check NWI and state wetland inventories for mapped wetlands.

9	Locate water source	Identify well location, depth, yield, and any shared-well agreements.
10	Confirm water rights	Are water rights included, transferred, or adjudicated?
11	Check septic feasibility	Review percolation reports, soil surveys, and setback requirements.
12	Stormwater drainage	Where does rainwater go? Are there drainage easements or detention requirements?
13	River/riparian rights	If water frontage exists, verify riparian or littoral rights and setbacks.

Zoning & Use

14	Confirm zoning district	What is the county/city zoning designation and allowed uses?
15	Check minimum lot size	Does the parcel meet the minimum lot size for its zoning district?
16	Setbacks and height limits	Document front, side, rear setbacks and maximum building height.
17	Allowed structures	Can you build the intended structures: home, ADU, barn, shop, or commercial?
18	Agricultural / animal use	Are livestock, poultry, or crop operations permitted?
19	Short-term rental rules	Does the county allow Airbnb, VRBO, or other short-term rentals?
20	Homeowner association	Is there an HOA or POA with restrictions, dues, or architectural review?

Covenants & Restrictions

21	Read deed restrictions	Pull the deed and any prior deed restrictions.
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22	Review CC&Rs;	Read covenants, conditions, and restrictions for use limits and builder requirements.
23	Check mineral rights	Are mineral rights included or severed? Any active leases or reservations?
24	Timber rights	Are timber rights reserved or under contract?
25	Water rights reservations	Are water rights reserved by a prior owner?
26	Utility easements	Are there power, gas, or pipeline easements limiting building placement?
27	Conservation easements	Is the parcel subject to a conservation easement or land trust?

Liens & Title

28	Run title search	Search county records for deeds, mortgages, and tax liens.
29	Check property taxes	Are taxes current? Any delinquencies or special assessments?
30	Municipal liens	Check for code-enforcement, utility, or demolition liens.
31	Judgment liens	Search for judgments against the owner that attach to the property.
32	IRS/state tax liens	Check federal and state tax lien filings.
33	HOA liens	Verify any outstanding HOA dues, fines, or assessment liens.
34	Bankruptcy/foreclosure	Check for active bankruptcy, foreclosure, or probate proceedings.

Utilities & Infrastructure

35	Electric service	Is electric service available at the lot line? What is the cost to extend?
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36	Natural gas / propane	Is natural gas available, or is propane the only option?
37	Internet / broadband	Check broadband maps and ISP availability for the address.
38	Trash and recycling	Who provides trash service and what are the costs?
39	Fire and EMS	What is the response time and ISO rating for the area?
40	Mail delivery	Does USPS deliver to the parcel, or is a PO box required?

Environmental & Hazards

41	Soil contamination	Check EPA databases and state environmental records for contamination.
42	Underground storage tanks	Search for registered or closed USTs on or near the parcel.
43	Radon / methane	Check geologic radon potential and any known methane zones.
44	Wildfire risk	Assess wildfire hazard and defensible-space requirements.
45	Earthquake / seismic	Check seismic hazard and any fault-line proximity.
46	Noise and pollution	Map nearby airports, highways, industrial sites, or landfills.
47	Endangered species	Check for critical habitat or endangered species restrictions.

Ready to hire independent research? Contact Sunny at sunny@landisleconsulting.com or (484) 627-9500.

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