

# LAND INVESTOR DUE DILIGENCE CHECKLIST

Prepared by Relentless Permit Solutions

A streamlined checklist to help developer's, builder's, and investor's evaluate land feasibility, reduce permit risk, and move toward shovel ready status with confidence.

## Property, Zoning & Entitlements

- Confirm legal owner and parcel ID
- Verify zoning and permitted uses by right
- Confirm density, setbacks, and height limits
- Identify entitlement status and approvals required
- Estimate approval timeline

## Utilities, Environment & Infrastructure

- Water and sewer availability confirmed
- Electric capacity verified
- Stormwater discharge options
- Flood zone and wetlands reviewed
- Environmental reports identified

## Development Feasibility

- Highest and best use identified
- Concept unit yield verified
- Parking and open space compliance
- Impact fees estimated
- Design constraints identified

## Municipal Review & Risk

- Reviewing departments identified
- Submittal requirements confirmed
- Known municipal bottlenecks
- Pre-application meeting completed
- Permit risk assessed

## Financials & Exit Strategy

- Holding and carry costs estimated
- Utility extension costs considered
- Consultant and permit fees accounted for
- Exit strategy aligned with entitlement level (Sell entitled land, Build and sell, Build-to-rent, Joint venture, or Land banking)
- Timeline risk evaluated

**Next Step:** Schedule a Land Feasibility Review to confirm zoning, permits, and approval timelines before you invest.

### Questions Every Land Investor Should Ask

1. What approvals are required before construction?
2. How long will the permit process realistically take?
3. What agencies will review this project?
4. What is the fastest path to shovel-ready status?
5. What risks could delay approvals?

### How Relentless Permit Solutions Help

- Zoning & use verification
- Permit feasibility analysis
- Municipal coordination
- Entitlement strategy
- Approval timeline forecasting

**We help land investors reduce risk before capital is deployed.**

**“Not sure if your land is permit-ready?”**

*Schedule a Land Feasibility Review by filling out our Contact form on our Land investment page.*