Land feasibility checklist

Can this parcel legally and physically support the use you have in mind, at a cost that makes sense? Check each item and note what you found.

Parcel address or ID

Planned use

Zoning district

Acres

What zoning and legal checks come first?

- [ ] Zoning district, permitted uses, minimum lot size, frontage, setbacks and height. See how to find your property's zoning.
- [ ] What the comprehensive plan or future land use map calls for, if you need a rezoning.
- [ ] Subdivision rules, if you plan to split the land. See how to subdivide land.
- [ ] Recorded deed restrictions, covenants and owners association rules. See deed restrictions vs zoning.
- [ ] Any overlay districts, such as historic or airport overlays.

How do you confirm legal access to the land?

- [ ] Frontage on a public road, or a recorded easement to one.
- [ ] Whether the road is publicly maintained, and whether a driveway permit is needed.
- [ ] Shared drives or private roads and who maintains them.
- [ ] If there is no legal access, see how to get access to landlocked property.

Are water, sewer and septic available?

- [ ] Public water: distance to the nearest line, capacity and tap fees.
- [ ] Public sewer: distance, capacity and who pays for an extension.
- [ ] Without sewer: a soil evaluation or perc test for septic. If it fails, see what to do after a failed perc test.
- [ ] Electric, gas and broadband service to the site.
- [ ] See water, sewer capacity and septic approval.

What environmental checks should you run?

- [ ] Flood zones: look up the parcel on FEMA's Flood Map Service Center (msc.fema.gov/portal/home). In communities in the National Flood Insurance Program, new homes in mapped flood zones generally must have the lowest floor at or above the base flood level.
- [ ] Wetlands: check the USFWS Wetlands Mapper (www.fws.gov/program/national-wetlands-inventory/wetlands-mapper). Filling wetlands or streams generally needs a Clean Water Act Section 404 permit.
- [ ] Soils: the USDA Web Soil Survey (websoilsurvey.nrcs.usda.gov/app/) shows mapped soils and their limits for septic, roads and buildings.
- [ ] Slope, rock and drainage: walk the land and note steep areas, outcrops and where water runs.
- [ ] Past uses that could leave contamination, such as fuel tanks or dumps. Commercial buyers often order an environmental site assessment.

What title and survey items should you check?

- [ ] Who owns the land and whether every owner can sign.
- [ ] Liens, unpaid taxes and judgments.
- [ ] Recorded easements for utilities, pipelines or neighbors.
- [ ] Boundary lines, acreage and any encroachments on a current survey.

Do the numbers work?

- [ ] Estimated value of the finished lots or buildings
- [ ] Land price
- [ ] Approvals, engineering and survey
- [ ] Utilities, roads and site work
- [ ] Construction
- [ ] What is left after costs

Notes

Liberty Acres Land LLC, libertyacres.land/guides/land-feasibility-checklist. Updated November 3, 2026. General information, not legal advice. Local planning, health and utility offices have the final say on each item.