

\$\$ List of possible site-related costs \$\$

Pre-option: Predevelopment phase, dollars most at-risk

Zoning submittal/PUD
Existing structure inspection
Engineering evaluation of utilities capacity
Soil borings/investigation
Survey (mortgage type)
Appraisal fee(s)
Legal fees
Toxin testing (initial evaluation)
Percolation test (rural, for septic system)

At Option: More information known, educated risk

Option money
Landscape engineerings fees
Septic engineering fees (rural)
Sanitary and storm drainage engineering fees
Topographic (land contours) survey
Toxin testing (further tests, monitoring)
Additional survey/legal description workup for easements, etc.
Legal fees

Post-Closing: Costs usually included in construction financing

Site disturbing permit fees
Drainage fee
Realtor's commission (upon land sale)
Building permit fees
Legal Fees
Sanitary & storm piping, catchbasins etc. installation
Electrical service installation (often with transformer)
Phone service installation
Gas service installation
Erosion control work
Removal of poor subsoil/replacement with engineered fill
Portion of cost of public-owned improvements, e.g. :

- Streets, Cul-de-sacs, curb & gutter, islands
- Sewer inlet relocation
- Traffic signals, street lighting

Site lighting installation
Grading, rough and finish
Retaining walls
Paving—walks, drives, parking
Plantings

Site Cost List