



Questions For Adding A Small Footprint Foundation Home To An Empty Lot

1. Do you have an Home Owners Association? If yes, check with the HOA to see if they have a minimum square footage requirement.

Contact the local zoning and/or building officials with jurisdiction over your lot.

1. Does the lot you are considering have a minimum square foot requirement to build?
2. What is the impact fee for your lot?
3. What are the side, rear and front set back requirements for your lot? Are there any unbuildable (wet) areas that would prove to be a problem installing a house?
4. Is the property connected to city water utility? If so, what are the tap fees for adding the home to water service? If no city water source is available, you will need to install a well.
5. Is there a sewer system available to connect to? If so, what are the tap fees to connect to the system. If not, you will have to install a septic system. Call a local septic contractor to get a rough estimate of that cost.
6. Who is the electric utility provider? What requirements do they have to add a home on the lot?
7. Is there a 20 ft. wide clear space to deliver a modular home on a semi-tractor trailer? Are there low power lines that would prevent a loaded tractor trailer from delivering your house?