

Get the Complete Picture with Fast, Reliable Zoning Insights.

Whether you're checking to be sure a property complies with local zoning code, or simply looking to understand local requirements, Zoning Reports are critical to understanding factors that could influence a property's usage.

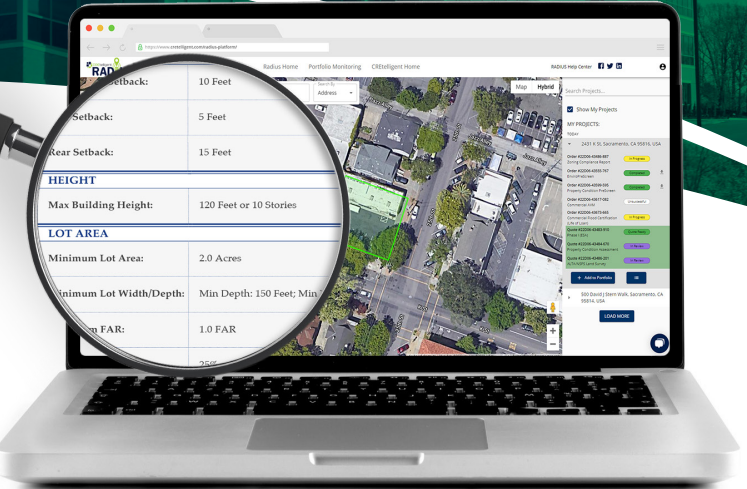
Four types of Zoning Reports to provide the level of detail you need:

1. Zoning Compliance Report

The Zoning Compliance Report provides a detailed analysis of the local zoning ordinance requirements and the existing conditions on-site. Commentary on the property's conformance with use, setback, height, area, density and parking zoning regulations is included. In addition, public record requests provide insight into any special permits, zoning relief or open zoning violations affecting the property.

2. Use Analysis Reports

The Use Analysis Report provides the local development regulations (use, setback, height, parking, etc.) for a subject property and is combined with written zoning verification and public records requests from the local municipality. The Use Analysis Report is a perfect tool to help issue ALTA Zoning Endorsement 3.06 (Zoning – Unimproved Land).



3. EZ Zoning Report

The EZ Zoning Report provides the most basic zoning information for a property. It provides a quick overview of the basic zoning requirements (setbacks, height, area, density & parking) without having to obtain written verification and document request from the local municipality.

4. EZ Zoning Report with Compliance

This report combines the Zoning Compliance and EZ Zoning Reports to give you quick insights into a property's basic zoning requirements as well as commentary pertaining to the property's conformance with use, setback, height, area, density and parking zoning regulations.

These Zoning Reports comply with the 2016 ALTA/NSPS Standards and requirement of Zoning Endorsements 3-06, 3.1-06 & 3.2-06 and provide all the tools necessary to obtain lender approval and issuance of all the Zoning Endorsements.

	Zoning Compliance Report	Use Analysis Report	EZ Compliance Report	EZ Zoning Report	Document Request
Best For:	Full Zoning Analysis	Vacant Land Zoning Analysis	Zoning Conformance & ALTA 6a & 6b Requirement	ALTA 6a & 6b Requirement	Zoning Letter, Documents only needed
Turnaround Time	21 days	21 days	10 days (often in under 2)	10 days (often in under 2)	Varies by municipality
Professional Report	●	●	●	●	----
Zoning Requirements	●	●	●	●	----
Property Use Conformance Statements	●	●	●	----	----
Property Structure and Parking Conformance Statements	●	----	●	----	----
Local code sections included as attachments	●	●	●	●	----
Zoning Verification Letter	●	●	----	----	●
Code Violations (Fire, Building & Zoning)	●	●	----	----	●
Special Permitting & Site Plans	●	●	----	----	●
Certificates of Occupancy	●	●	----	----	●

***NOTE:** Pricing does not include additional fees levied by the municipality. We require client approval for additional fees above \$300.

