



LET'S MOVE TOGETHER

A clear path from
"I like this land"
to a purchase
you understand.

KING COUNTY SNOHOMISH COUNTY

For first-time land buyers
and anyone who wants
the whole picture,
one step at a time.

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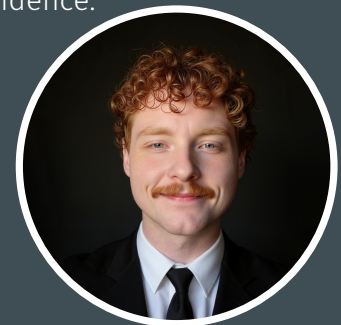
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LAND BUYER'S GUIDE

Vacant land. Existing cabins.
Teardown properties. Cash purchases.

Know the process.
Prepare for the next step.
Make the decision with confidence.



YOUR ADVOCATE



YOUR ROADMAP

Your purchase, mapped.

Every property is different. The process becomes easier when you can see where you are, what comes next and who is helping.

01 Build your plan

Goals, timing and the type of property that fits.

02 Know your numbers

Purchase funds, project costs and room for surprises.

03 Search and tour

Compare properties and learn what matters most.

04 Write the offer

Agree on price, terms and time to investigate.

05 Understand the property

Review records and bring in the right specialists.

06 Make an informed decision

Use the findings to proceed or change course.

07 Close the purchase

Review final figures, sign and confirm closing.

08 Plan your next chapter

Organize approvals, improvements and ownership.

You do not have to become a land expert to buy wisely. You need a clear plan and the right people around you.

Return to the research tools when you need them:

[King County - page 13](#) | [Snohomish County - page 14](#)

[Common questions - page 15](#) | [Your starting point - page 16](#)



START STRONG

First, we build your plan.

You do not need a parcel picked out or every answer ready. A useful first conversation starts with what you want this purchase to make possible.

01

Tell me how you want to use it.

A future home, a cabin to restore, room to spread out or a place to enjoy on weekends? We will separate the must-haves from the ideas that can stay flexible.

02

Share your comfort level.

We will talk about budget, timing, available cash and how much project work you want to take on. Buying the land and completing the project can be two very different milestones.

03

Agree on how we will work together.

I will explain representation, communication and compensation, and we will complete the buyer agreement as soon as reasonably practical. You will know what to expect from me.

What I handle

I research options, explain trade-offs, coordinate the purchase and keep deadlines visible. You bring your priorities and make the decisions; specialists answer the property questions that call for their expertise.

Come with a few areas you like, a comfortable budget range and your biggest questions. That is enough to start.

CHOOSE YOUR PATH

What kind of land purchase fits you?

The best fit depends on what you want to do and how much uncertainty, preparation and project work you are comfortable taking on.

01

Vacant land

You start with the site itself. The key question is whether your intended use can work with the property's rules, access, water, wastewater and physical features. A future home, RV use or a lot split each needs its own answer.

02

An existing cabin or a home to improve

You may have a structure and utilities to work with. We still need to understand condition, permit history and whether the proposed changes can be approved. Existing improvements can help, but their usefulness needs checking.

03

A teardown and a fresh start

The value may be in the land and location. Before relying on a replacement home, we confirm the approval path and account for removal, site work and new construction in the budget.

We choose the property around your plan - then verify that the property can support it.

Example: if you want to restore a small cabin, we investigate that option before treating demolition as the default. Pages 8-10 explain how.

**KNOW YOUR NUMBERS**

The land price is one part of the budget.

Before deciding what to offer, we look at the cost of buying the property and the cost of making it work for you.

BUY IT

Price, closing costs and money for property investigations.

MAKE IT USABLE

Approvals, access, utilities and any building or improvement work.

OWN IT COMFORTABLY

Taxes, insurance, maintenance and a reserve for the unexpected.

If you are paying cash

We confirm that funds are available and prepare acceptable proof of funds. Cash can simplify the offer and closing, but property research, title review and an independent look at value still matter.

If you need financing

Speak with a lender experienced in land or construction before you commit. Land loans and future building loans may have different terms and requirements. Buying with cash now does not guarantee financing later.

The number we protect

Your comfortable total budget, with money left after closing. We can compare properties more honestly when estimates for major site costs are part of the conversation.

For example: a lower-priced parcel needing a long driveway and new utilities may cost more overall than a higher-priced parcel with suitable improvements.



SEARCH AND TOUR

Look past the listing photo.

Searching is how we learn what fits. Each property gives us a chance to compare the setting, the opportunity and the work involved.

01

We do an early reality check.

I help review the location, parcel information, asking price, available records and obvious questions. We identify which properties deserve a closer look before paying for detailed studies.

02

We tour with your plan in mind.

Notice how the property feels and functions: getting there, the terrain, neighboring uses and where your intended use might fit. We arrange access and keep safety in mind around vacant land or old structures.

03

We compare the whole opportunity.

Price per acre rarely tells the whole story. Access, usable space, utilities, existing approvals and likely improvement costs can make two similar-sized properties very different purchases.

Your part is simple

Tell me what you liked, what concerned you and what felt like a compromise. I will use that feedback to sharpen the search and explain which questions need evidence.

An attractive parcel can still deserve a careful pass. We are looking for a good fit, not a reason to force one.

**WRITE THE OFFER**

A good offer protects the next decision.

When a property looks promising, we shape the offer around value, the seller's priorities and what we still need to learn.

Price and terms work together.

We discuss comparable properties, available information, closing timing, cash or financing, and any conditions that matter to you. A competitive offer should also be one you can comfortably perform.

Earnest money shows your commitment.

This deposit is typically credited toward the purchase at closing. We review the amount, where it is held and when it is due. Whether it is refundable depends on the contract and how its deadlines are handled.

Feasibility gives us a research window.

A feasibility contingency is an agreed opportunity to investigate whether the property works for your plan. We discuss the time, access, documents and specialist work needed before you make the next commitment.

What I will walk you through

The offer, your costs, the important dates and your options if a concern comes up. You should understand what you are signing and what happens after the seller accepts.

Once there is mutual acceptance, the research and closing process begin. An accepted offer is an important step; it is not yet a closed purchase.

UNDERSTAND THE PROPERTY

What happens during feasibility?

This is the part of the purchase where we turn "this could work" into a clearer answer. The goal is to understand the opportunity, the costs and the remaining uncertainty.

01

Gather what is already known.

We review the seller's information, title documents, permits and available property records. We note which questions are answered and which need more work.

02

Bring in the right help.

Depending on the property, that may mean a surveyor, septic designer, land-use consultant, engineer or contractor. We focus on the questions that could change your decision, with your approval of costs before ordering work.

03

Put the findings together.

We review the reports, agency feedback and major cost estimates, then decide what they mean for your plan. Some formal approvals may still be needed after closing; preliminary guidance is not a permit.

What to prepare for

Investigation takes time and may involve costs you do not recover if you pass on the property. That can still be money well spent when it helps you avoid a much larger mistake.

The research period is negotiated around the property and available help. I will keep the contract deadline visible so you have time to make a decision.



THE WHOLE PICTURE

Four questions guide the research.

You do not need to memorize land-use rules. These are the questions we use to decide which records, conversations and specialists matter.

01

Can I use it the way I want?

Confirm the permitting jurisdiction, legal lot status, zoning and private restrictions. A parcel number alone does not establish the right to build.

02

Can I reach it and use the space?

Review legal access, road suitability, boundaries and easements. A road you can see or a line on a county map may not establish the rights you need.

03

Can the site support the plan?

Look at wetlands, streams, slopes, flooding, past land uses and required buffers. The usable area must accommodate the project, access and utility needs together.

04

Can I provide the essentials?

Confirm water, sewer or septic, power and service costs. Septic needs suitable soils and space. Existing or nearby utilities do not automatically mean approval or enough capacity.

A beautiful view can start the conversation. The research tells us what you can do with it.

Start with the county tools on pages 13-14. For deeper screening: [FEMA flood maps](#) and [Ecology well information](#). Maps and records guide the next question; they do not replace site-specific review.

**CABINS AND TEARDOWN PROPERTIES**

Keep it, improve it or replace it?

If a structure is already there, we compare the realistic options before you commit to one. The answer can change both the budget and the approval process.

If you want to keep it

Review condition, permit history and the work you want to do. A contractor or engineer can help define the scope. The health authority may need to review whether water and septic can support the proposed use.

If you want to replace it

Confirm the replacement path before removing the structure. Current rules may affect location, size, utilities and site work. The existing footprint is not an automatic promise of what you can rebuild.

Compare complete costs.

Rehabilitation can reveal hidden repairs. Replacement can involve asbestos review, demolition, disposal, utility work and approvals before construction begins. Written estimates help us compare the options fairly.

A small-cabin example

Keeping a cabin modest may make the project more manageable. It still needs a workable permit path and suitable water and wastewater. A smaller floor plan does not settle those questions by itself.

Before demolition, review [Puget Sound Clean Air Agency requirements](#) along with local permit requirements. We arrange appropriate professional input before relying on a removal plan.



MAKE THE DECISION

Let the findings guide your next move.

Once the research is in, we step back and compare the property with the goals and budget you set at the beginning.

01

Move forward

The property fits your plan, the costs are workable and you understand the remaining approvals and risks.

02

Ask for a change

New information may support a price or terms discussion. If more research is needed, we can request an extension; it must be agreed in writing.

03

Choose to step away

When the property no longer works for you, we review the termination options available under your contract and act within the required deadlines.

Finding out a property does not fit is a useful result. That is part of good research.

How I help

I explain the findings in plain English, discuss your options and handle the negotiation and timeline with you. The decision stays tied to your goals, not the time or emotion already invested.



CLOSING AND BEYOND

From accepted offer to ownership.

When you are ready to proceed, the focus shifts to completing the contract, confirming the funds and making the handoff clear.

01

Review the final details.

Title reviews ownership and recorded issues; escrow coordinates documents and money. We review final figures, agreed obligations and any final property check. You arrange suitable insurance and have your funds and identification ready.

02

Sign, fund and confirm closing.

Signing is not the same as closing. Escrow confirms funding and recording, and possession follows the contract. We confirm the timing before you treat the property as yours.

03

Take the next step with a plan.

Keep your deed, closing statement, reports, surveys and permit records together. Before clearing, demolition or construction, confirm the approvals still needed and set the work sequence with your project team.

Protect your closing funds

Verify wiring instructions by calling escrow at a trusted number established earlier. Treat emailed changes as a reason to stop and verify before sending money.

I remain a resource after closing, including questions about records, vendors and your next move. [Official guidance on protecting closing funds.](#)



YOUR RESEARCH TOOLKIT

King County: start here.

You can explore these with an address or parcel number. Save what you find and send me your questions; you do not need to interpret every record yourself.

1

Find the property.

Confirm the parcel and basic property information, then explore the mapped surroundings.

[Parcel Viewer](#) | [iMap](#)

2

Look at its history.

Review permits and recorded documents such as plats, easements and covenants. Missing online records may require a request.

[Permit records](#) | [Recorded documents](#)

3

Ask about your plan.

Describe the use or project you have in mind. Ask about legal-lot proof, zoning and the next approval step.

[Permitting help](#)

4

Understand the site.

Check critical-area requirements and ask whether a site report is needed to understand the usable area.

[Critical areas](#)

5

Check water and wastewater.

Find existing septic records and review water-system guidance. Confirm service and capacity for the actual project.

[Septic records](#) | [Water systems](#)

Confirm jurisdiction first. For a parcel inside city limits, start with that city's planning and building office. County land-use processes generally apply to unincorporated property. Maps are research tools, not surveys or approvals.



YOUR RESEARCH TOOLKIT

Snohomish County: start here.

Use the same approach: identify the parcel, collect the available information and ask how the rules apply to the use you want.

1

Find the parcel and zoning.

Start with the property summary, then check county maps for jurisdiction, zoning and the surrounding area.

[SCOPI](#) | [PDS maps](#)

2

Check the lot and its history.

Review recognized lot status and available permits. A legal lot is a starting point for an application, not a building approval.

[Legal lot status](#) | [Permit records](#)

3

Ask about the project.

A pre-application review can help identify the studies and approvals your concept may need. Its feedback is preliminary.

[Pre-application help](#)

4

Understand the site.

Review critical areas such as wetlands, streams and slopes, including possible effects from nearby features.

[Critical-area requirements](#)

5

Check the essential services.

Look for septic records, review the new-system process if needed, and confirm an adequate approved water source.

[Septic records](#) | [Septic permits](#) | [Water and wells](#)

Inside a city? Contact that city for its zoning and permit process. County PDS land-use guidance applies to unincorporated areas. Some online tools require JavaScript or an account.

**COMMON QUESTIONS**

A few things buyers often ask.

These are normal questions. The details depend on the property and contract, and we will talk through what applies to you.

Does "buildable" in the listing settle it?

It is a claim to verify for your intended use. A tax parcel, zoning label or an existing structure alone does not guarantee approval for the project you want.

Do I need every specialist before making an offer?

Usually we begin with a basic screen, then decide which paid investigations the property needs. Some early specialist advice may be worthwhile before an offer; other work may fit within a negotiated feasibility period.

What documents should I expect?

The purchase agreement sets the terms. Seller disclosures share known information when required. Title documents describe ownership and recorded interests. Reports and surveys answer specific property questions. I will explain each as it arrives.

What if I am buying now and building later?

Plan for holding costs and future approvals. Rules, fees, service availability and reports can change. Also ask about special tax classifications and the effect of a future change in use.

Official details when you need them: [Unimproved-property disclosures](#) | [Current-use property taxation](#).

General buyer education, not a property-specific legal, tax, engineering or financial opinion. Your signed contract and current local requirements govern. Official resource links checked September 7, 2026; parcel-specific searches and approvals are separate.



YOUR STARTING POINT

Bring the idea. We will build the plan.

You can use this page as a few notes for our first conversation. A rough answer is enough; we will work through the details together.

What would you like to do with the property?

Where would you like to be, and what matters most?

What total budget and timing feel comfortable?

What are you most excited about - or unsure of?

My job is to help you see the whole picture and make the next step easier to understand.

READY WHEN YOU ARE.

Send me an address, a parcel number or your idea.
We can start there.

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SCAN TO CONNECT

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