

Zoning & Permitting Checklist

Take these to the planning office — in writing, not the broker.

Ask the Municipality

- ☐ What is the current zoning and use classification?
- ☐ Is the campground legally conforming, or non-conforming (grandfathered)?
- ☐ What approvals would expansion require?
- ☐ What could cause the grandfathered status to be lost?
- ☐ Are there pending ordinance changes or master-plan updates?
- ☐ Is the use allowed by right, or only with a special-use permit?
- ☐ Does any existing special-use permit transfer when the property sells?

Protect Yourself in the Deal

- Request a written zoning verification letter from the municipality — verbal answers vanish.
- Make your purchase offer contingent on confirming zoning and permitting.
- Remember: a special permit is discretionary. “Allowed with a permit” is not “allowed.”

The only answer that counts comes from the planning office — in writing. Never from the seller or the listing.