

BECC DEVELOPMENT

LAND-BUYING CHECKLIST | TURKS & CAICOS ISLANDS

Invest with Confidence. A practical due-diligence guide for overseas buyers considering land acquisition and a vacation-rental development with an overall project budget of US\$500,000–US\$6 million.

Buyer / entity: _____

Date: _____

Property / parcel: _____

Island / area: _____

Target project: _____

Target budget: US\$ _____

1. Title, ownership & legal due diligence

- Instruct an independent Turks & Caicos property lawyer before signing an unconditional contract.
- Confirm the registered owner, parcel description, title and registration details.
- Search for mortgages, charges, liens, easements, rights of way, restrictive covenants and other registered interests.
- Verify legal road access and any shared access or maintenance obligations.
- Commission a boundary survey to confirm parcel dimensions, boundaries, encroachments and any discrepancies with plans or fencing.
- Ask your lawyer to review contract conditions, deposit arrangements, completion date, default terms and remedies.
- Discuss whether personal ownership or a locally incorporated entity suits your financing, estate planning and tax position.

2. Planning, zoning & development potential

- Confirm the current zoning and whether the intended villa / vacation-rental use is permitted.
- Check building setbacks, height limits, site coverage, density and any other development controls.
- Test the proposed building footprint, bedroom count, pools, decks, parking and outdoor structures against the site constraints.
- Confirm whether multiple units, subdivision or a change of use would require additional approvals.
- Investigate coastal setbacks, protected areas, environmental constraints and any applicable assessment requirements.
- Ask the relevant authorities and qualified local professionals which planning permissions, building permits, inspections and completion approvals are required.
- Do not assume that land ownership guarantees approval for a particular design or rental use.

3. Site conditions & services

- Obtain a topographical survey and investigate ground conditions where appropriate.
- Review drainage, site levels, flood exposure, erosion, coastal conditions and hurricane resilience.
- Confirm electricity, water, telecommunications, wastewater and stormwater arrangements and connection costs.
- Check construction access, road condition, easements, delivery access and space for equipment or storage.
- Identify retaining walls, excavation, rock removal, fill, septic / wastewater systems or other site works that may be needed.
- Request a preliminary site-specific construction assessment before finalising the land budget.

4. Acquisition costs, taxes & ownership structure

- Ask your lawyer to confirm the current stamp-duty rate, valuation basis, payment deadline and any applicable concession for this specific parcel.
- Budget separately for legal fees, registration charges, surveys and other closing expenses.
- Confirm the deposit amount, where it will be held, and the conditions for release or refund.
- If financing, obtain lender terms and confirm valuation, security and timing requirements before committing.
- Ask a qualified adviser about tax obligations in your country of residence, including rental income, entity ownership and eventual disposal.
- Confirm current business-licensing and Hotel and Tourism Tax requirements before operating short-term accommodation.
- Keep written confirmation of all tax and transaction assumptions used in your financial model.

5. Vacation-rental investment feasibility

- Define the target guest: couples, families, groups, luxury travellers or another segment.
- Research comparable properties, seasonal nightly rates, occupancy and length of stay; record the source and date of each assumption.
- Prepare conservative, base-case and downside revenue scenarios rather than relying on a single forecast.
- Include management, housekeeping, utilities, insurance, maintenance, pool care, marketing, replacement reserves and taxes in operating costs.
- Consider privacy, noise, parking, guest circulation, outdoor living, pool safety and practical maintenance access.
- Confirm that the planned property and rental activity can meet applicable permissions, licence and safety requirements.

6. Complete project budget & delivery

- Include land price, stamp duty, legal / survey fees and due-diligence costs.
- Include architectural, structural, MEP and other professional fees.
- Include planning applications, permits, inspections and utility connection costs.
- Estimate site preparation, construction, pool, deck, landscaping, furnishing and equipment costs.
- Include shipping, imported materials, insurance, financing and construction-period expenses where applicable.
- Allow a suitable contingency based on the design stage and site uncertainty.
- Obtain a written scope, specifications, exclusions, programme, payment schedule and change-control process from the delivery team.
- Do not begin regulated construction until required approvals and permits are in place.

7. Before you make an offer or waive conditions

- Have an independent lawyer review the purchase agreement and due-diligence deadlines.
- Confirm that the contract gives enough time to complete title, survey, planning, site and cost investigations.
- List unresolved questions, responsible adviser and deadline for each item.
- Do not rely solely on verbal assurances from a seller, agent or contractor.
- Make the purchase decision only after reviewing the total acquisition cost and realistic development feasibility.

Key contacts / notes

Property lawyer: _____
Surveyor / technical adviser: _____
Planning / permitting questions: _____
Outstanding issues / next action: _____

How BECC Development can help

BECC can help investors assess development considerations, shape a project brief, coordinate architectural and engineering services, and plan construction from land acquisition through delivery. Contact BECC Development to discuss your proposed site and project objectives.

IMPORTANT: This checklist is a general planning aid, not legal, tax, financial, planning or investment advice. Requirements, taxes, fees and permissions can change and vary by site and intended use. Confirm all material matters with independent qualified Turks & Caicos professionals and relevant authorities before committing to a purchase or starting work.