

Real Estate Development

Developing real estate involves taking a parcel of land and either creating a subdivision or a condominium, or building a building on the property.

Creating a subdivision involves creating a plan of the proposed lots and lot lines, and then having the plan approved by the town. Once the town approves the plan, the plan is recorded, and the subdivision is created.

Additionally, subdivisions often have covenants or restrictions on what lot owners can do with their lots, and about how the costs of shared roads and other amenities will be shared. To put such covenants and restrictions in place, the subdivider records a Declaration of Covenants. If there are more

If a subdivision has a total of 15 lots or more, additionally, the subdivider will need to comply with the Land Sales Full Disclosure Act, NHRS 356-A.

Creating a condominium requires a number of steps. First, like a subdivision, a plan of the proposed condominium is submitted to the town for the town's approval. Once the town approves the plan, the plan is recorded. Additionally, the declarant must record a Declaration of Condominium.

If the condominium has ten or more units, additionally, the declarant will need to comply with the Land Sales Full Disclosure Act, and the Condominium Act, NHRS 356-B.

Building a building requires town approval, and possibly also state approval (e.g. NHDES), and a number of contracts with the various contractors.

The attorneys at Bielagus Law Offices PLLC have been representing and advising real estate developers since 1972.

Please do not hesitate to contact us with any questions. We can be reached at:

Bielagus Law Offices PLLC
26 Concord Street
PO Box 3091
Peterborough, NH 03458
(603) 554-1612
www.bielaguslaw.com

This website, and the information and material on it, are intended for advertising and informational purposes only, and it does not create an attorney-client relationship. This information is not a defense to any civil suit or criminal prosecution, and it in no way shifts any liability from the reader to Bielagus Law Offices PLLC; the reader is solely responsible for his or her actions. Please consult with an attorney before relying on this information.

Advertisement