



# BALDWIN

COUNTY, ALABAMA  
EST. 1809

## KNOW BEFORE YOU BUY, BUILD, OR SUBDIVIDE

### ROBERTSDALE MAIN OFFICE

22251 Palmer Street  
Robertsdale, AL 36567  
Planning & Zoning Dept. Phone: (251)580-1655  
Building Dept. Phone: (251)972-6837

### FOLEY SATELLITE OFFICE

201 East Section Street  
Foley, AL 36535  
Planning & Zoning Dept. Phone: (251)580-1655  
Building Dept. Phone: (251)972-6837

Property Owners and Potential Buyers should conduct the proper due diligence before building on, buying, or subdividing land. **Alabama is a Buyer Beware State.** Due diligence is the Owner's or Potential Buyer's responsibility, and failure to perform such thorough research could result in a significant self-imposed hardship. The following notice contains information to consider and organizations to contact during the research process.

Helpful contacts can be found at: <https://baldwincountyal.gov/departments/planning-zoning/planning-zoning-links>  
For more detailed information, please visit Our Website: <https://baldwincountyal.gov/departments/planning-zoning>.

- **Zoning** – Log on to the Baldwin County Parcel Viewer at: [https://isv.kcsgis.com/al.baldwin\\_revenue/](https://isv.kcsgis.com/al.baldwin_revenue/) or Contact the Planning & Zoning Department to verify the property's zoning designation and permissible uses. You shouldn't buy property in a commercial zoning district if you are planning to build a single-family residence. Also, each zoning designation has its own area and dimensional ordinances such as setbacks, density, and lot widths that guide property development.
- **Jurisdictional & Non-Jurisdictional Wetlands** – Log on to the Baldwin County Parcel Viewer at: [https://isv.kcsgis.com/al.baldwin\\_revenue/](https://isv.kcsgis.com/al.baldwin_revenue/) or the Planning & Zoning Department can assist in determining the presence of potential wetlands, which could restrict the desired development of the property concerning issues such as density and setbacks. State & Federal Permits could be required before construction can begin.
- **Subdividing** – Contact the Planning & Zoning Department to make sure the property has been legally subdivided — even if the division has been recorded at the Baldwin County Probate Judge's Office, it may not be a legal subdivision of land. Also, the parameters of each zoning designation such as lot width and density, will determine how you will be able to divide the property. <https://baldwincountyal.gov/departments/planning-zoning>
- **Covenants & Restrictions** – Contact the Recording Division of the Probate Judge's Office to verify whether there are deed restrictions or covenants that may limit the property's specific uses. The Planning & Zoning Department does not enforce covenants. Ph:(251)239-4311 or <https://baldwincountyal.gov/government/probate-office>
- **Flooding** – Log on to the Baldwin County Parcel Viewer at: [https://isv.kcsgis.com/al.baldwin\\_revenue/](https://isv.kcsgis.com/al.baldwin_revenue/) & visit the property after a weather event such as a thunderstorm, to check for flooding. In certain flood zones, the Baldwin County Building Department requires documentation such as Elevation Certificates and engineer-stamped plans, before issuing a building permit.
- **Paved or Dirt Access** – There can be an extreme difference in living on a dirt road than a paved road. Find out if the road is publicly or privately maintained, it could lead to a financial burden in maintaining the road and your vehicle. <https://baldwincountyal.gov/departments/highway>
- **Property Lines** – You may wish to have a survey performed to verify property lines, which could determine the ownership and responsibility of items such as existing fences or trees.
- **Rights-of-Way and Easements** – Be sure to check for ingress and egress easements, utility easements, and public and privately maintained rights-of-way. The Owner / Buyer's primary responsibilities include researching and verifying public right-of-way and easement information.
- **Utilities** – Contact local utility companies to verify the availability of utility service. If sewer is not available, contact the **Baldwin County Health/Environmental Department Ph:(251)947-3618** for requirements related to septic tank.
- **Building Permits** – Be sure to contact the Building Department that regulates the property's location to verify building codes & permit requirements. You may contact the Baldwin County Building Department <https://baldwincountyal.gov/departments/building-inspection> for more information.

THIS NOTICE IS NOT INTENDED TO REPRESENT NOR TAKE THE PLACE OF LEGAL ADVICE.

THE INFORMATION WRITTEN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT ALL INCLUSIVE AND EACH PROPERTY IS UNIQUE IN ITS OWN RIGHT AND MAY REQUIRE FURTHER RESEARCH.