

State Land Entitlement Process and Development Flowchart

Development Phase

Steps and Timeline

State Lands Auction Preparation

Developer "Application to Bid"
Due Diligence: ALTA Survey
Environmental & Title Reports
9-12 Months

Zoning Change

State and Developer
Identify initial Infrastructure
6-12 Months

Final Appraisal

Set Current Market Value
3-6 Months

State Board of Appeals Approval

Administrative Review
2-3 Months

Public Auction

Public Notices
6-9 Months

Master Plan Submittal by
Winning Bidder

Preparation of Lot & Street
Layouts. Parcels and Setbacks
12-18 Months

On Site Design

Entitlements Complete
Infrastructure Construction Plans
Final Maps Record 12-18 Months

Home Building Begins

Obtain Building Permits
Construction Begins
1-6 Months