

DMV Utility Access Pre-Check Checklist

Run a LotIQ Check

What to check before you buy, design, or demo a lot in DC, Maryland, or Northern Virginia

Before you design the home, check the utilities.

Utility access is not just whether the old house has water, power, and gas. The real question is whether the lot can support the new home you want to build - with enough water, sewer, electric, gas, and safe utility routing.

1) Property + Utility Snapshot

PROPERTY ADDRESS	
CITY / COUNTY / JURISDICTION	DATE REVIEWED
LOT SIZE / DIMENSIONS	PROJECT GOAL
WATER / SEWER AUTHORITY	ELECTRIC PROVIDER
GAS PROVIDER	REVIEWED BY

2) Utility Basics - First Things to Confirm

DONE	ITEM TO CHECK	NOTES / NEXT STEP
☐	1. Utility providers confirmed	
☐	2. Existing water, sewer, electric, and gas service identified	
☐	3. Existing utility records, bills, or permits requested	
☐	4. New home utility demand discussed before design	

Quick reminder:

A house can have utilities and still need upgrades before it can support a larger custom home.

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Water and sewer are not glamorous, but they can become very expensive.

Use this page to flag the big questions before plans and permits move too far.

3) Water + Sewer Review

DONE	ITEM TO CHECK	NOTES / NEXT STEP
☐	5. Public water availability confirmed	
☐	6. Public sewer availability confirmed	
☐	7. Existing water meter size checked	
☐	8. Need for larger water meter reviewed	
☐	9. Fire sprinkler impact on water service reviewed	
☐	10. Sewer lateral location identified	
☐	11. Sewer lateral condition or camera inspection considered	
☐	12. Connection, capacity, or inspection fees reviewed	

Funny, but true:

'There is a pipe nearby' is not the same thing as 'this lot is ready for your new construction plans.'

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4) Electric + Gas Review

DONE	ITEM TO CHECK	NOTES / NEXT STEP
☐	13. Existing electric service size reviewed	
☐	14. EV chargers, HVAC, appliances, and future loads considered	
☐	15. Transformer, pole, trenching, or underground service needs checked	
☐	16. Natural gas availability confirmed	
☐	17. Gas meter location and capacity reviewed	
☐	18. All-electric, gas, propane, or hybrid plan discussed	

5) Easements, 811 + Site Coordination

DONE	ITEM TO CHECK	NOTES / NEXT STEP
☐	19. Utility easements, rights-of-way, and corridors checked	
☐	20. Plat, survey, deed, and title records reviewed for easements	
☐	21. Utility conflicts with house, garage, driveway, pool, or addition checked	
☐	22. 811 / Miss Utility requirements reviewed before digging	
☐	23. Utility relocation risks added to budget and timeline	

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6) Who Homeowners Should Contact

Do not rely on a quick glance at the old house and assume the lot is ready. Use this section to track who has been contacted and what still needs confirmation.

WATER / SEWER AUTHORITY CONTACT

CIVIL ENGINEER / SITE ENGINEER

ELECTRIC PROVIDER CONTACT

GAS PROVIDER CONTACT

BUILDER / CONSTRUCTION CONSULTANT

811 TICKET / UTILITY MARKING NOTES

7) Decision Summary

- ☐ Low concern - continue due diligence
- ☐ Needs professional review before design
- ☐ High-risk utility issue found - price or plan may need to change
- ☐ Do not proceed yet

OVERALL NOTES

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What to check before you buy, design, or demo a lot in DC, Maryland, or Northern Virginia

Use LotIQ before you spend design money.

LotIQ is a fast first-pass check for zoning, setbacks, buildability, and hidden lot constraints. It is a starting point, not a replacement for local officials, civil engineers, utility providers, or licensed professionals.

8) Next Steps

Action Items

- ☐ Run a LotIQ analysis
- ☐ Pull survey, plat, deed records, and easements
- ☐ Confirm water/sewer authority and provider requirements
- ☐ Ask a civil engineer or site engineer to review utility conflicts
- ☐ Contact electric and gas providers about capacity and service upgrades
- ☐ Call 811 / Miss Utility before demolition, excavation, grading, or trenching
- ☐ Update budget and construction timeline before moving forward

EXTRA NOTES

Related Iron Gate Guides

Tap or click the guide titles below for more lot feasibility and owner-builder guidance.

- [Can I Build on This Lot?](#)
- [Teardown Lot Guide: Buy & Build in the DC Suburbs](#)
- [How Big of a House Can I Build on My Lot?](#)
- [Setback Requirements Explained](#)
- [Montgomery County Building Permits: Homeowner's Guide](#)
- [Can You Build an ADU in Montgomery County, MD?](#)

Check the lot before you design the home.

LotIQ: <https://lotiq.irongateusa.com>

[Run LotIQ](#)

Disclaimer

This checklist is for general informational purposes only. It is not legal, engineering, architectural, utility, or permitting advice. Utility requirements vary by jurisdiction, property, provider, and project scope. Always verify requirements with the local utility authority, zoning office, 811/Miss Utility, and appropriate licensed professionals before making purchase, design, demolition, or construction decisions.