

TITLE SERVICES FOR *New Construction*



KEY ROLES OF A TITLE COMPANY IN NEW CONSTRUCTION



A title company plays a central role in streamlining new construction projects by managing legal, financial, and procedural complexities unique to building on undeveloped or subdivided land. Their involvement is critical for both builders and developers to ensure projects proceed without costly or unexpected setbacks. Expertise is especially valuable in the complex landscape of new construction, where land history, municipal regulations, and multiple stakeholders intersect.

CONDUCTING IN-DEPTH TITLE SEARCHES

Title companies examine public records to uncover ownership disputes, liens (including potential mechanics' liens from contractors or suppliers), easements, and encumbrances that could affect the land or future property. This is especially important for new construction, as the land may have a complicated history or unresolved legal issues.

VERIFYING ZONING & LAND USE COMPLIANCE

Through the use of Zonability, they ensure that the property complies with local zoning ordinances and intended land use, which is essential for avoiding regulatory delays or conflicts that could halt construction.

HANDLING MUNICIPAL LIEN SEARCHES

Title professionals check for unpaid property taxes, assessments, or code violations that could hinder the project or future sale.

CLEARING TITLE ISSUES

If any legal obstacles are found (such as unresolved debts or disputes), the title company works to resolve them before construction or closing can proceed.

ISSUING TITLE INSURANCE

They provide title insurance to protect builders, developers, lenders, and buyers from unforeseen title defects or claims, including coverage for mechanics' liens, zoning issues, and boundary disputes. This insurance is vital for reducing financial risks throughout the project.

COORDINATING CLOSINGS & ACTING AS ESCROW AGENT

Title companies facilitate the closing process, ensuring all legal requirements are met and funds are securely held and disbursed according to the construction draw schedule or upon project completion.

SUPPORTING EFFICIENT TRANSACTIONS

Many title companies offer remote online closings and have specialized teams experienced in new construction, which helps expedite documentation and reduce delays for builders and buyers.

