

# **Due Diligence and F.A.Q. Sheet for Modoc County Properties Landed Ground / GVL**

Government and Utility Company Contacts for Modoc County (Click Name For Website link):

**Note: Have the Lot/Unit # Or APN's Ready When Contacting Any Service providers**

Power: Either PG&E OR Pacific Power

[Pacific Gas & Electric](#): 1-800-743-5000

[Pacific Power](#): 1-888-221-7070

Building/Planning Questions: Modoc [Planning And Building Services](#) (530) 233-6406

Well+Septic Questions: Modoc [County Environmental Health](#) (530) 233-6310

[Modoc Estates](#) (530) 233-3799

## **Other Frequently Asked Questions:**

### **Q.) Can I camp on the property ?**

A.) Generally, Recreational Camping is allowed by the Legal owners of properties in this County within certain time limits. Generally the Legal owner is allowed to camp 30 Days a year on Residential properties in Modoc County. In the future, A Camping permit may be required to make sure everyone understands and agrees that RV Waste must be dumped in the proper places, and that no junk vehicles, trash, or fire hazards accumulate. This Sounds simple, but this rule insures the area stays beautiful and pristine for generations to come.

**Q.) Can I park a 5th Wheel or RV On the property and live in it permanently?** A.) We know of No county in California that allows permanent RV living on unimproved land, outside of designated RV parks and campgrounds.

### **Q.) Is There an HOA?**

A.) No, There is no HOA, however Cal Pines and Modoc Estates are both Property Owner's Associations. Please see the other attachments to review details on Cal Pines and Modoc Estates. See Modoc Estates Documents And Zoning Documents [HERE](#).

### **Q.) What Can I Build on the property?**

A.) To Our Knowledge all of our properties are buildable, however, every property is unique and will require different considerations for construction. Note: Even very steep slopes are "Buildable" however can be very expensive to actually build on. We can not answer specific questions about whether a tiny house or mobile home or container home, etc. can be built on any specific property. There are simply too many variables, and the answer we are able to give is always a very frustrating and unhelpful sounding one: "It Depends." This is why we give you

the contact information for the local authorities who know the rules and regulations much better than we do, so that you can ask them. You should always get the information "From the Horse's mouth" anyway, and not rely on any land seller to do your homework for you. We hope you appreciate this policy as this is in your best interests to be an INFORMED consumer.

**Q.) What can I build on the property (Part 2) ?**

A.) Generally our Modoc County properties are zoned for a Residence. Like almost everywhere in California, Modoc County (where these properties are located) is Zoned and requires permits for construction. Construction of a dwelling for human habitation requires building permits everywhere in California to our knowledge. Generally, accessory structures are allowed after an established primary structure. We can not allow anyone to live on our properties or start construction on our properties if we are financing them; properties must be paid in full before any construction or material deliveries.

**Q.) Does the land have covenants?**

A.) If we are aware of Specific Development covenants for a property, we will append those covenants in a separate link or pdf from this document.

**Q.) Am I allowed to Drill a Well ? Do I have to drill a well?**

A.) You are allowed to have a licensed well driller do with the proper permits, but you Only have to if you are building on the property. We can not allow any well drilling on the property if it is being financed. To Our Knowledge, No County in California may issue a residential building permit without some kind of water system Hookup (think city water) or a Well. Water hauling on new residential construction is not allowed in California. If you do choose to build, we always recommend getting three bids from well drillers. Well Drillers will also be able to tell you the depths of wells they dug nearby. We recommend you find your Own Well Drillers so that you can feel that you can rely on their information.

**Q.) How much are the property Taxes?**

A.) Property Taxes in California can be complicated. Generally property taxes are reassessed when a property is transferred. Generally when you use owner financing with Landed Ground, the prorated assessment for property taxes will be based on our assessed value for the property. This may change in the future, or if you pay all cash, the assessor will reassess the property to the value at the time of the transfer.

Hospital Assessment: Modoc Medical Center in Alturas is the only E.R. within nearly 100 miles on roads that are subject to potential winter closures. It is extremely important to the Modoc Community that the hospital stays open. To support the hospital the First property you own in Modoc is subject to a 195.00 special assessment on the tax bill to pay for the hospital. At some point this may sunset, however we do not know If or When this will sunset.

**Q.) Can you recommend any Builders or Contractors in the area?**

A.) We always recommend getting three bids for any job. While we know many Terrific home

builders / contractors in the area and have excellent relations with many of them, however we generally recommend that when buying Real Estate that You do not rely on related parties/friends/associates of the Seller for Your Due Diligence. **After we establish a relationship with one another we are happy to introduce you to our network.** We love to see houses built on lots we've sold!

**Q.) I have other questions that are not answered here, Can you help me?** A.) We generally refrain from answering specific land use and construction questions as they are usually very specific in nature and we do not want to give you outdated/incorrect information. There are constant changes to the building code, contractor/materials costs and availability, etc. We simply can't keep up with everything there is to know. So Call the county!