

[Law Firm Letterhead]

[Date]

[Recipient Name]

[Recipient Title/Company]

[Address]

[City, State, Zip Code]

RE: Zoning and Compliance Contingency - [Property Address/Project Name]

Dear [Name],

This letter serves to formally outline the zoning and compliance contingencies regarding the purchase/development agreement for the property located at [Property Address].

Our client's obligations under the Agreement are expressly contingent upon the satisfaction of the following conditions within [Number] days of the effective date:

- **Zoning Verification:** Confirmation that the property is currently zoned [Current Zoning District] and that the intended use as [Proposed Use] is permitted as a matter of right.
- **Land Use Approvals:** The issuance of all necessary special use permits, variances, or site plan approvals from the [City/County] Planning Commission or Zoning Board of Appeals.
- **Certificate of Occupancy:** Evidence that a valid Certificate of Occupancy exists for all structures on the property and that no outstanding building code violations are on file.
- **Environmental Compliance:** Receipt of a Phase I Environmental Site Assessment satisfactory to the Buyer, indicating no recognized environmental conditions (RECs).
- **Easements and Encroachments:** A survey review confirming that no existing easements or setbacks restrict the proposed development or violate local ordinances.

In the event that these contingencies are not satisfied or waived in writing by the Buyer within the specified timeframe, the Buyer reserves the right to terminate the Agreement and receive a full refund of any earnest money deposits.

Please acknowledge receipt of these terms by signing below.

Sincerely,

[Attorney Name]

[Law Firm Name]

**Acknowledged and Agreed:**

\_\_\_\_\_  
[Seller/Representative Name]  
Date: \_\_\_\_\_