

Bahamas Entry Readiness Checklist

A practical first-pass checklist for people researching land, relocation, business entry, or early-stage development in The Bahamas.

How to use this checklist

Use this before you spend more money, sign documents, rely on assumptions, or move too quickly. The goal is better questions, cleaner sequencing, and fewer expensive surprises.

Land buyer readiness checklist

- Identify the island, settlement, and exact parcel or search area.
- Clarify whether you are researching, making an offer, under contract, or already own.
- Ask what must be verified about title, boundaries, access, easements, and restrictions.
- List the utility unknowns: water, power, wastewater, solid waste, internet, road access.
- Check flooding, erosion, salt exposure, wetlands, mangroves, or elevation issues.
- Write down the first three professionals you likely need before closing.

Relocation readiness checklist

- Define your relocation purpose: retirement, work, business, investment, family move.
- Clarify timeline, household size, and island preferences.
- List the main questions around residency, work permits, banking, insurance, healthcare, schooling, or taxes.
- Identify whether you need local housing first, land later, or both.

Business-entry readiness checklist

- Describe the business type, ownership structure idea, and target island or service area.
- List likely licensing, immigration, staffing, banking, insurance, and NIB questions.
- Clarify whether local partners, leased space, land acquisition, or utilities will be part of the plan.

Utility red-flag checklist

- Municipal water availability versus wells or rainwater/cistern dependence
- Grid access versus off-grid or hybrid energy planning
- Generator, battery, and backup-power questions
- Septic, wastewater, and drainage constraints
- Construction debris and solid waste planning

Before-you-buy questions

- What must be legally verified before relying on the listing description?
- What appears likely versus what remains unknown?
- Is there actual road access, utility access, and practical build access?
- What climate, coastal, flooding, drainage, or conservation questions could change the decision?

Before-you-move questions

- What is your likely residency or work pathway?
- What banking, insurance, healthcare, or business setup dependencies come first?
- What should be researched locally before committing to a location?

Before-you-build questions

- What needs to be verified about elevation, drainage, wind, utilities, and wastewater?
- What contractor access and materials logistics issues could affect timing or cost?
- Which professionals should review the site before design assumptions harden?

Questions to ask key professionals

- Attorney: title, ownership, conveyance, restrictions, entity structure, approvals
- Realtor: market context, comps, listing history, and local access knowledge
- Surveyor: boundaries, easements, encroachments, topography, elevations
- Architect / engineer / contractor: site fit, wind, drainage, buildability, utilities, sequencing, logistics
- Bank / accountant / insurer: financing, taxes, insurance, operating-risk questions
- Utility provider / specialist: verify assumptions about water, power, wastewater, service connection, or off-grid needs

Not included

- Custom parcel review or personalized report
- Legal, tax, title, surveying, engineering, architectural, environmental, or permitting advice
- Professional quote coordination

Disclaimer

Island Entry Intelligence provides preliminary educational and decision-support information only. Final purchase, relocation, development, legal, tax, title, engineering, architectural, surveying, environmental, construction, and permitting decisions require licensed professionals.