

VISION GENERAL CONTRACTING LLC CLEARING, GRADING – SITEWORK

What Is Land Clearing?

Clearing land involves removing any vegetation or obstacles on your property to prepare it for use. Land clearing can be done on undeveloped land, partially developed land or even land that is already developed but may have unwanted vegetation.

The following land elements may be removed during land clearing:

- Trees
- Shrubs
- Cacti
- Boulders
- Rocks
- Sloped land
- Grass

Land Clearing Cost Breakdown

Costs for clearing land vary drastically, but you can roughly narrow down your estimated expenses by looking at your property size and land condition.

By Size of Land

The average cost to clear an acre of land ranges between **\$700 and \$5,900**.

By Land Condition

The condition of your land can mean the difference between paying **\$600 and \$5,800** to clear it. Light land clearing costs between **\$600 and \$2,100** on average, and dense land clearing costs approximately **\$3,200 to \$5,800**.

Factors That Affect the Cost of Land Clearing

Calculating the cost to clear your land can feel overwhelming. To avoid missing any key cost factors, here are some of the biggest expenses that can drive the cost of your land-clearing project.

Accessibility

If your land is in a rural area, is heavily sloped and away from the road or has many obstacles like boulders, trees and building structures, you may encounter higher costs due to accessibility issues. This could double or even triple the cost of your project compared to a site that's easy to access.

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Equipment

Depending on the type of equipment you need, land-clearing equipment costs could range from **\$100 to \$5,000 per day**.

A [small yard](#) that needs only shrubs and grass removed can be done manually to save money. If you already have a shovel, pruning shears and some gloves, all you might need is patience, physical strength, a waste disposal bin, and plenty of hydration—this job requires extensive manual labor.

For bigger jobs, a shovel simply won't do. You'll need excavation and tree removal equipment. In this case, you could spend **\$5,000 or more** on rental equipment.

Excavation

Excavating your land costs between **\$1,400 and \$5,700** on average. Your soil type, land slope and property size will determine the total price. Sandy soil is the easiest to dig and will cost less than rocky soil that may need the help of a jackhammer.

Travel time to site, specialty equipment needed for unforeseen existing conditions.

Tree Removal and Mulching

[Tree removal prices](#) can fall anywhere between **\$200 and \$2,000** depending on the size of the tree. Younger trees or palm trees are easier to remove than established trees.

Additionally, you can save on the cost of cleaning up your site if you choose to shred and mulch your tree waste using a woodchipper. Wood chipping costs around **\$75 to \$125 an hour** and gives you free [organic mulch](#) to use on future landscaping projects.

Grading and Leveling

Land grading and leveling costs range from **\$1 to \$4 per square foot** on average. Unlevel land may need grading and leveling if you plan on [building a stable foundation](#). You'll pay more to re-grade a large slope that requires lots of fill dirt, and less if you're simply leveling a small slope and can reuse the topsoil from sloped areas, you may need minimal fill dirt—if you need any at all.

Labor

The average cost to hire a professional to clear your land is between **\$120 and \$250 per hour**. Clearing an acre of land can take anywhere from three to four hours, so anticipate spending anywhere from **\$350 to \$1,000** in total to hire a pro.

Permits

To clear land, you'll need a permit. Land clearing permits will cost around **\$175 to \$500** on average. If you need to excavate, demolish, or regrade your land, you'll pay higher permit costs.

Where you live will also impact how much permits cost. Some municipalities, like Collier County, FL, add on **\$50 per acre** after the first acre for up to **\$3,000**, while others, like Los

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Angeles County, CA, charge a flat rate of **\$500** for up to half an acre, and up to **\$1,500** for land clearing greater than half an acre.

Check with your local permit office to determine the cost of a permit.

Land Surveying

The cost to survey your property for land clearing can fall anywhere between **\$300 and \$1,900**. Prices vary depending on the size of the land and the complexity of conducting the survey.

Debris Removal

Junk removal costs between **\$100 and \$600** on average. A small pile of debris is the lowest price, while a full truckload of waste will come out at the top of the price range. Keep in mind that if you need to also rent a dumpster to store junk before hauling it off, that could add **\$100 to \$850 per week** to your expenses. Old fences, metal and pressure treated, old wells or buried sewer or other solid structures also add additional costs. Burn pits are also a great way to save costs but strict enforcement and rules dominate whether burning is allowed.

What's Involved During the Land Clearing Process?

Land clearing involves removing boulders, rocks, old structures, vegetation, trees, shrubs, and grass—from your property.

Though overlapping, land grading and leveling aren't technically part of land preparation. They often occur hand-in-hand with land clearing helping to remove any obstacles, and land grading and leveling help to even out the land and prevent erosion for viable for future construction.

A breakdown of the land clearing process goes as follows:

- Surveying the land
- Acquiring the correct permits
- Calling 811 for utility locates
- Deciding what to clear
- Delivery of equipment, fuel, silt fence, permit box and more
- Courtesy notices to neighbors
- Create burn pit and apply for Forestry Division permits.
- Clearing the vegetation, obstacles, and old structures
- Regrading and leveling the land.
- Bringing in Fill
- Erosion Control