

Valencia County, New Mexico Building Guidelines for RR-1 Zoned Properties

I have compiled for you a detailed document outlining the land use regulations in Valencia County for properties located in Rural Residential 1 (RR-1) zones. These include permitted uses, infrastructure requirements, and occupancy rules.

Permitted Land Uses:

- Residential homes may be built, including site-built houses and mobile/manufactured homes.
- Private agricultural activities (gardens, orchards, small livestock) are allowed.
- Accessory structures such as sheds or workshops may be allowed with proper permits.

Prohibited or Restricted Uses:

- Commercial or industrial buildings are not permitted in RR-1.
- Living in an RV or camper—even during construction—is not allowed.
- It is important to note that temporary living on-site during construction is also not permitted in most cases.

Water, Sewage, and Electricity Requirements:

- If a public water system is not available, a private well must be drilled.
- If the property is not connected to a public sewage system, a private septic system must be installed and approved by the New Mexico Environment Department.
- If grid electricity is unavailable, solar or other off-grid power systems are permitted.
- All three systems—water, septic, and electricity—must be fully installed to qualify for a Certificate of Occupancy.

**Requirements for Living on the Property:**

- You may not legally reside on the property (even temporarily) without an approved home and full infrastructure.
- A permanent structure must be built according to New Mexico building codes and county regulations.
- Mobile homes must be certified and installed by licensed professionals.

Estimated Costs to Prepare the Property for Living:

- Drilling a private well: \$8,000–\$15,000
- Septic system installation: \$6,000–\$10,000
- Off-grid solar setup (if needed): \$10,000–\$20,000
- Basic site preparation and permitting: \$3,000–\$5,000

A total budget of approximately \$25,000–\$45,000 is generally required to prepare a property in RR-1 for legal residence.

Note:

Regulations may vary depending on the exact location, topography, and accessibility of your lot. It is always recommended to confirm with county officials before planning any construction or installation.

Valencia County Planning & Zoning Department

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Please feel free to reach out if you have any questions or need help planning your next steps.

I'd be happy to assist.

Best regards,

Efrat Meiri