



Luna County, New Mexico, Building Guidelines for 0.5 Acre Properties

I have compiled for you a detailed document outlining the land use zoning in Luna County, including permitted and prohibited uses, as well as infrastructure requirements.

Building guidelines in Luna County, New Mexico, vary based on the area, land zoning, and local regulations. For properties sized at 0.5 acre (approximately 2,023 square meters), general guidelines include:

Permitted Land Uses:

- In residential zones, permanent residential homes can be built.
- Commercial or industrial structures may have restrictions or be prohibited.

Water, Sewage, and Electricity Requirements:

- If no public water system is available, a private well is required.
- If no public sewage system is available, a private septic system must be installed per health regulations.
- If there is no electrical grid access, a photovoltaic (solar) system can be used.
- All utilities (well, septic, and electricity) must be installed within 30 days of receiving a temporary permit from the county.

Requirements for Living on the Property:

- Luna County grants a **30-day temporary permit** for property occupancy.
- To stay beyond 30 days, **all utilities must be installed within that period** (well, septic, and electricity).
- Proof of a permanent home or a **Mobile Home setup** is required.



- A budget of **approximately \$20,000** is needed to meet the county's requirements and prepare the property for living.

Minimum Building Size:

- The minimum dwelling size required in most areas of Luna County is **600 square feet (approx. 56 m²)**.

Note:

These regulations may vary based on the specific property location. It is recommended to contact the Luna County Planning and Building Department for precise and updated information.

Please feel free to reach out if you have any questions or need further assistance.

I'd be happy to help.

Best regards,
Efrat Meiri