

How to Build in Valencia County, NM (RR-1 Zoning)

A Guide by EM LAND ONLINE

Planning a Rural Lifestyle in Valencia County

At EM LAND, we help people create a life rooted in independence, nature, and long-term vision. If you're considering building in **Valencia County's RR-1 zone**, here's what you need to know to move forward confidently.

1. Permitted Uses ✓

The RR-1 zone allows for:

- **Site-built residential homes**
 - **Mobile/manufactured homes** (professionally installed)
 - **Gardens, orchards, and small livestock** for personal/agricultural use
 - **Accessory structures** (like sheds and workshops) with permits
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2. What's Not Allowed ✗

To maintain rural quality of life, RR-1 does not allow:

- **Commercial or industrial buildings**
- **Living in an RV or camper** (even temporarily or during construction)
- **On-site residence before full infrastructure is installed**

In short: You must build first and have utilities in place before moving in.

3. Water, Septic & Power Requirements 💧⚡♻️

To receive a **Certificate of Occupancy**, you must install:

- **Private well** (if no public water line exists)
- **Septic system**, approved by the NM Environment Department
- **Electricity** — either from the grid or an **off-grid solar system**

□ *All systems must be fully operational before legal residence is allowed.*

4. Estimated Setup Costs \$

Here's what to budget for:

Service	Estimated Cost
Drilling a well	\$8,000–\$15,000
Septic installation	\$6,000–\$10,000
Solar (if needed)	\$10,000–\$20,000
Site prep & permits	\$3,000–\$5,000
Total	~\$25,000–\$45,000

5. Before You Build 🏠

- Contact the **Valencia County Planning & Zoning Department** to confirm the exact rules for your lot.
- Mobile homes must be **certified and professionally installed**.
- Building codes must meet **New Mexico state standards**.

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Final Thoughts

Building in RR-1 gives you long-term rural stability — but it does require planning, permits, and full infrastructure before move-in. If you're ready to create a secure, spacious home for your future, this is a great place to start.



Need help visualizing the process or budgeting your setup?

We're happy to provide guidance and connect you with local resources.

Best regards,

Efrat Meiri