



Luna County, New Mexico, Building Guidelines

I have compiled for you a detailed document outlining the land use zoning in Luna County, including permitted and prohibited uses, infrastructure requirements, and residential regulations. These apply to parcels of **0.5 acre and larger**, unless otherwise noted.

Permitted Land Uses:

- In residential zones, **permanent residential homes** can be built.
 - **Commercial or industrial** uses may be restricted or prohibited, depending on zoning.
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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 department regulations.
 - If there is no electrical grid access, an **off-grid system** such as solar or wind is permitted.
 - All utilities (well, septic, and electricity/solar) must be in place before applying for long-term occupancy.
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Requirements for Living on the Property:

- Luna County grants a **30-day temporary RV permit** for occupancy **without utilities**.
 - To stay longer, the county offers a **240-day RV permit**, but only if:
 - **All utilities are installed** (water, septic, and electricity/solar), **and**
 - Some **development has begun** on the property (such as preparing for a permanent structure).
 - **RVs are not permitted** as permanent residences under **Ordinance #77**.
 - A **permanent home** (site-built, manufactured, or modular) must eventually be placed on the property.
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Minimum Dwelling Size:

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

- A basic setup for utilities and initial development may require a **budget of approximately \$20,000**, depending on site conditions and contractor availability.
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Community Note:

Luna County is known for welcoming a mix of off-grid homesteaders and independent living communities. While privacy is respected, neighbors are often helpful and resourceful — a strong support system without being intrusive.

Important Reminder:

These regulations may vary slightly depending on the property's **specific location and zoning**. It is always recommended to contact the **Luna County Planning and Building Department** for exact and updated requirements.

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