



How to Set Up Off-Grid Living in Luna County, NM

A Practical Guide by EM LAND ONLINE

Build Your Future — Your Way

At EM LAND, we believe in giving people the tools to build a free, independent life connected to nature. Many of our properties in **Luna County, New Mexico**, are perfect for off-grid living — whether you're planning a full-time homestead, a mobile home setup, or a peaceful desert retreat.

1. Water Access ●

Most areas in Luna County **do not have public water systems**, so you'll need to arrange your own water supply.

Options include:

- **Drilling a private well**
- **Installing a cistern system** (with water delivery or rainwater collection)

☐ *You are required to install a water system within 30 days of receiving a temporary occupancy permit.*

2. Sewage & Sanitation ☼

If your property isn't connected to a sewage system, you must install a **private septic system** in accordance with local health codes.

- Septic installation is required within **30 days of temporary occupancy**.
 - Composting toilets are not officially listed, so it's best to confirm acceptance directly with the county.
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3. Electricity Options ⚡

If power lines are not nearby, **solar (photovoltaic) systems** are an excellent off-grid option — and they are recognized by Luna County.

Other backup options include:

- Generators
- Portable battery systems

4. Living Requirements 🏠

To **live on your land legally**, Luna County requires the following:

- Apply for a **30-day temporary occupancy permit**
- **Install all utilities** (well/cistern, septic, and electricity) **within 30 days**
- Provide proof of a **permanent structure** (like a house or mobile home)

\$ Estimated cost for full setup: ~\$20,000, depending on service providers and system choices.

5. Minimum Dwelling Size 🏡

In most zones, the **minimum home size is 600 sq ft** — whether it's a site-built home or a mobile/manufactured home.

Final Notes

Each property may have unique zoning or local nuances. We always recommend contacting **Luna County Planning & Building Department** to confirm specific property regulations before starting development.

Ready to start planning your off-grid homestead in Luna County?
We're here to support you with resources, land insights, and next steps.

EM Land Online a subsidiary of E.M.- Real Estate & Properties Investments LLC



Let us know if you'd like to receive:

- A printable PDF of this guide
- 📍 A Google Maps link to your lot

Best regards,
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