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**County Manager
Michael Hawkes**

Date: _____

Dear _____:

Thank you for your inquiry into Socorro County land use regulations. Socorro County does not have a zoning or permitting ordinance. At this time there are no County regulations or restrictions on the use of real property regarding the location and use of buildings/structures or use of land for trade, industry, residence, or control of population density.

Socorro County does have ordinances that regulate the placement of buildings in flood zones, the division of real property for sale, lease or other disposition and an ordinance that prohibits any use of land creates a “nuisance” to neighbors.

There are state and federal regulations that also control the use of your real property. In particular, the State prohibits more than one residence on a piece of land smaller than $\frac{3}{4}$ acre in size and the State requires building permits for the construction of dwellings. Furthermore, state and federal environmental regulations limit land usage.

Although Socorro County does not have zoning regulations, two areas in the Northern part of the County are designated as special zoning districts and may have zoning regulations that affect your real property. The zoning commissions of these districts are responsible for any zoning and enforcement in their respective areas. These districts are governed by independent boards outside of County government. To determine if your real property is subject to a special zoning district you need to ascertain if your land is within the boundaries of a named district in plat(s) filed with the Socorro County Clerk’s Office. The plat for Zoning District I can be found in Book AA, Page 2114 of the Clerk’s records. The plat for Zoning District II can be found in Book AA, Page 2171 of the Clerk’s record. The Clerk can be contacted at 575-835-3263.

Your real property may or may not have restrictive covenants. Covenants are private restrictions and rules on the use of land and, by law, are not enforced by the County. To research the possibility that your land has restrictive covenants, please contact the Assessor’s office at 575-835-0714 to obtain the proper parcel identification information then the Clerk’s office at 575-835-3263 to determine if any covenants have been filed.

Please understand that this letter is for informational purposes only and is not intended to be legal advice. It is important that you contact the proper regulatory agency and/or consult with an attorney in regard to your specific question. Thank you for your inquiry and please let me know if this office can be of further assistance.

Sincerely,