

# 2026 New Mexico Permit Requirements Guide

Permit fees, review timelines, and requirements for New Mexico's 10 most active building jurisdictions — from official sources.

# How to read this guide

## Confidence badges

Every figure carries a confidence label. “Verified” means PermitBase confirmed the figure directly against the jurisdiction’s current published source. “Reviewed” covers everything else — the same figure, a lighter verification pass. We never upgrade a label past what was actually checked.

## Tiered fees

Where a jurisdiction charges by project valuation, this guide prints the base/starting tier from the published fee table and points at the source for the full schedule — never a computed total.

## “Not published”

When a jurisdiction does not publish a plan-review timeline, this guide says so plainly — “Not published — contact the department” — rather than estimating one.

New Mexico sets construction codes statewide by rule, not through home-rule discretion. Under the Construction Industries Licensing Act (NMSA 1978 §§ 60–13–1 et seq.), the state’s Construction Industries Commission and Division (CID, within the Regulation & Licensing Department) adopt the technical construction codes codified at New Mexico Administrative Code (NMAC) Title 14 — including the state’s own Building, Residential, Existing Building, Mechanical, Fuel Gas, Plumbing, Solar Energy, and Swimming Pool codes, and the National Electrical Code (14.10.4 NMAC currently adopts the 2020 NEC; the CID Commission periodically updates individual code chapters, so confirm the current edition with the applicable authority). Per NMSA 1978 § 60–13–44(E), these state codes “constitute a minimum requirement” binding every political subdivision in New Mexico — no city or county may adopt anything less stringent, though a jurisdiction may adopt stricter local amendments. Enforcement authority runs through whichever entity is the project’s Authority Having Jurisdiction (AHJ, defined at NMAC 14.5.1.7.B): under NMSA 1978 § 60–13–41(D)–(F), a municipality or county that employs its own full-time certified building official may self-administer permitting, plan review, and inspection locally (Albuquerque, Santa Fe, Las Cruces, Rio Rancho, Farmington, and Roswell all operate this way); jurisdictions without a certified building official default to direct enforcement by a CID field office (e.g., Hobbs, Alamogordo). Some jurisdictions run a hybrid — locally certified for some trades while CID directly enforces others (Roswell’s electrical permitting, for example, reverted to direct CID administration as of January 1, 2026). Always confirm with the specific jurisdiction whether it or the state CID is the acting AHJ for a given trade before submitting plans.

PermitBase is an independent reference and is not affiliated with any government agency. Requirements change and vary by project — confirm current details with the building department before you submit.

# New Mexico snapshot

20 New Mexico jurisdictions covered — this guide features the 10 most active.

| City        | County            | Annual units | Annual value |
|-------------|-------------------|--------------|--------------|
| Albuquerque | Bernalillo County | 1417         | \$219,309k   |
| Rio Rancho  | Sandoval County   | 1001         | \$192,179k   |
| Las Cruces  | Doña Ana County   | 642          | \$156,259k   |
| Santa Fe    | Santa Fe County   | 495          | \$132,482k   |
| Carlsbad    | Eddy County       | 220          | \$62,996k    |
| Hobbs       | Lea County        | 143          | \$42,402k    |
| Clovis      | Curry County      | 62           | \$17,448k    |
| Farmington  | San Juan County   | 40           | \$12,313k    |
| Deming      | Luna County       | 2            | \$408k       |
| Gallup      | McKinley County   | 0            | \$0k         |

Source: U.S. Census Bureau, Building Permits Survey (BPS)

# Albuquerque

Bernalillo County · City of Albuquerque Planning Department — Building Safety Division  
(505) 924-3320 · <https://www.cabq.gov/planning/building-safety-division> · 1417 permitted units/yr

| Permit                                  | Fee                                                                                                                                                                                                                               | Review timeline     | Tip                                                                                                                                        |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | \$23.50 base tier — full schedule at source                                                                                                                                                                                       | 13–13 business days | Apply through ABQ-PLAN for electronic plan review — no need to visit the Building Safety counter in person unless assistance is needed.    |
| Residential Addition / Remodel          | Same Table 112-A valuation-based formula as new residential construction, with the 0.50 regional modifier applied to additions, alterations, and renovations of one- and two-family dwellings base tier — full schedule at source | 13–13 business days | Residential Building Permits (which include additions/alterations) average 13 business days per the City's live Permit Timeline Dashboard. |
| Electrical                              | \$47.00 each                                                                                                                                                                                                                      | 1–1 business days   | Per the City's live Permit Timeline Dashboard, electrical permits average next-day issuance.                                               |
| Plumbing                                | \$47.00 each                                                                                                                                                                                                                      | 1–1 business days   | Per the City's live Permit Timeline Dashboard, plumbing/mechanical permits average next-day issuance.                                      |
| Mechanical / HVAC                       | Not offered / not tracked for this city                                                                                                                                                                                           |                     |                                                                                                                                            |
| Roofing / Re-roof                       | \$30.00 base tier — full schedule at source                                                                                                                                                                                       | 0–0 business days   | Residential re-roofs without truss repairs qualify for the Express Permitting System — permit can be issued the same day you apply.        |
| Solar PV                                | \$8.00 base tier — full schedule at source                                                                                                                                                                                        | 0–13 business days  | Roof-mounted solar permits under 50 kW are eligible for the Express Permitting System — same-day issuance.                                 |

## Good to know

- New Mexico is a statewide-mandated code state: the NM Construction Industries Division/Commission (NMAC Title 14, under the Construction Industries Licensing Act, NMSA 1978 §§ 60-13-1 et seq.) sets the technical codes, and Albuquerque — a home-rule municipality — separately adopts and administers its own Uniform Administrative Code (ROA 1994, Chapter 14, Article 1) for local permitting, fees, and inspections.
- Effective December 14, 2023, Albuquerque adopted the 2021 New Mexico Commercial Building Code, 2021 New Mexico Residential Code, and 2021 New Mexico Existing Building Code. The 2020 New Mexico Electrical Code took effect September 28, 2023. The 2023/2024 Uniform Administrative Code of the City of Albuquerque took effect February 2, 2024.

# Rio Rancho

Sandoval County · City of Rio Rancho Development Services — Building Inspection Division  
(505) 891-5005 · <https://www.rnm.gov/77/Building-Division> · 1001 permitted units/yr

| Permit                                  | Fee                                                |                     | Review timeline | Tip                                                                                                                                                                                                                                                                                   |
|-----------------------------------------|----------------------------------------------------|---------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | 65% of the Building Permit Feeday (non-refundable) | 10–15 business days |                 | The City of Rio Rancho Development Services Department is the local Authority Having Jurisdiction (AHJ) — it performs plan review and issues the building permit directly; it does not route through the state Construction Industries Division for jurisdictions within city limits. |
| Residential Addition / Remodel          | 65% of the Building Permit Feeday (non-refundable) | 5–10 business days  |                 | Permits are required for most minor repairs and remodel work including garage conversions, replacement of windows, siding, trim, or roofing.                                                                                                                                          |
| Electrical                              | \$60.00                                            | 1–5 business days   |                 | 401 Amp services and above require engineering per the Electrical Permit application form.                                                                                                                                                                                            |
| Plumbing                                | \$60.00                                            | 1–5 business days   |                 | Water heater replacement (tanked or tankless) requires a plumbing permit at \$33.00 per unit plus the \$33.00 base fee and \$23.00 administrative fee.                                                                                                                                |
| Mechanical / HVAC                       | \$11.00 each                                       | 1–5 business days   |                 | A furnace replacement costs \$33.00 base fee + \$13.00 furnace fee + \$23.00 administrative fee = \$69.00 minimum total.                                                                                                                                                              |
| Roofing / Re-roof                       | \$56                                               | 1–3 business days   |                 | All re-roofs require a building permit prior to starting the re-roofing and require inspections — a faxed application is not a permit.                                                                                                                                                |
| Solar PV                                | \$66.00                                            | 3–10 business days  |                 | Contact PNM before starting for the Notice of Complete and Notice of Technical Screening Review — this has been required since March 20, 2017.                                                                                                                                        |

## Good to know

- Rio Rancho's Development Services Department (Building Inspection Division) is the local Authority Having Jurisdiction (AHJ) and issues building permits directly — it does not route routine permits through the state Construction Industries Division for property within city limits. New Mexico's model is a statewide-mandated minimum code (NM Stat § 60-13, Construction Industries Licensing Act) enforced either directly by the state Construction Industries Division or by a certified local AHJ; under NM Stat § 60-13-44, local jurisdictions like Rio Rancho may adopt requirements more stringent than the state code, but never less stringent.
- All permit applications are submitted via Click2Gov or emailed to [permits@rnm.gov](mailto:permits@rnm.gov) — paper documents are not accepted.

# Las Cruces

Doña Ana County · City of Las Cruces Community Development Department — Building and Development Services (One Stop Shop)

575-528-3222 · <https://lascruces.gov/property/remodeling-and-construction/> · 642 permitted units/yr

| Permit                                  | Fee                                      | Review timeline   | Tip                                                                                                                                                                                                                         |
|-----------------------------------------|------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | \$0.20 — full text at source             | 3–3 business days | Apply online through the City of Las Cruces Citizen Portal (Accela); a valid address assigned by the City is a prerequisite.                                                                                                |
| Residential Addition / Remodel          | \$0.20 — full text at source             | 3–3 business days | Additions and remodels use the same \$0.20/sq ft fee as new construction, but applied only to the work area shown in your construction plans — not the whole house.                                                         |
| Electrical                              | \$150.00                                 | 0–3 business days | Electrical permit fees are flat-rate, not valuation-based: \$150 standard residential, \$65 for demonstrated affordable housing, \$75 for service/low-voltage/mobile home/temporary service/alternate energy (non-PV) work. |
| Plumbing                                | \$150.00                                 | 0–3 business days | Residential plumbing permits are a flat \$150 for new/remodel/addition work, not valuation-based.                                                                                                                           |
| Mechanical / HVAC                       | \$150.00                                 | 0–3 business days | Residential mechanical permits are a flat \$150 fee, not tied to equipment value or count.                                                                                                                                  |
| Roofing / Re-roof                       | \$50 base tier — full schedule at source | 0–3 business days | Roofing permits are valuation-based using the same Fee Table as general building permits, not a separate flat fee.                                                                                                          |
| Solar PV                                | \$250.00 — full text at source           | 0–3 business days | Residential solar PV is a single flat \$250 fee covering plan review, building inspection, and electrical inspection together — no separate valuation calculation needed.                                                   |

## Good to know

- All permit applications in Las Cruces are submitted online through the Citizen Portal (Accela Citizen Access at [aca-prod.accela.com/lascruces](https://aca-prod.accela.com/lascruces)). The Permitting Counter at 700 N. Main St., Suite 1100 is open to the public 8 a.m. to 5 p.m. Monday–Friday for in-person help, applications, status checks, inspection requests, and payments.
- Standard residential plan review is 3 business days (all agencies: Building, Fire, Utilities, Traffic, Environmental Compliance, Engineering, Zoning/Landscaping, Electrical, Plumbing/Mechanical); Over-The-Counter (OTC) qualifying properties or approved master plan sets in non-flood-zone R1a/R1b districts get 1-business-day review. All flood-zone projects get 3-day review with no exceptions.

# Santa Fe

Santa Fe County · City of Santa Fe Planning, Land Use and Housing Department — Building Division (Permitting)  
(505) 955-6571 (Planning, Land Use and Housing Department main line); Building Permit Division direct: (505) 955-6588 · <https://www.santafenm.gov/land-use/building-permits> · 495 permitted units/yr

| Permit                                  | Fee                                                                                                                                         |                     | Review timeline                                                                                                                                                                                                             | Tip |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | \$40.00                                                                                                                                     | 10–15 business days | Budget time for HERS and WERS ratings before applying — both are required at preliminary stage with the application and again in final form before Certificate of Occupancy, and must be performed by City-approved raters. |     |
| Residential Addition / Remodel          | \$40.00                                                                                                                                     | 5–10 business days  | Determine your Green Code chapter (11 or 12) using the Green Code Applicability Chart before submitting — the two chapters have different checklist and compliance requirements.                                            |     |
| Electrical                              | \$40.00 per permit                                                                                                                          | 1–5 business days   | Electrical permit fees in Santa Fe are fixed per work type (e.g., \$27 for a service change, \$45–\$360 scaling by amperage for meter loops) rather than valuation-based — check the Schedule of Fees for your exact scope. |     |
| Plumbing                                | \$50.00 per permit                                                                                                                          | 1–5 business days   | Plumbing permit fees are itemized per fixture/system (e.g., \$5 for a water heater, \$50 for a pool) plus the base \$50 Issuance of Plumbing/Gas Permit fee — add up all applicable line items for your scope.              |     |
| Mechanical / HVAC                       | \$40.00 per permit                                                                                                                          | 1–5 business days   | Mechanical permit fees are itemized per equipment type (e.g., \$10 for a central furnace or mini-split, \$8.50 for a boiler repair) plus the base \$40 Issuance of Mechanical Permit fee.                                   |     |
| Roofing / Re-roof                       | Assessed on construction valuation using the same primary building permit fee table as new construction base tier — full schedule at source | 1–3 business days   | Re-roof permits in Santa Fe must be submitted online through the CSS portal — there is no in-person-only submittal path for this permit type.                                                                               |     |
| Solar PV                                | Assessed on construction valuation using the primary building permit fee table base tier — full schedule at source                          | 3–3 business days   | The City publishes separate checklists for roof-mounted vs. ground-/awning-mounted PV systems — use the correct one for your installation type.                                                                             |     |

## Good to know

- New Mexico's construction codes are state-mandated (Construction Industries Licensing Act, NMSA 1978 Chapter 60, Article 13), not locally written from scratch — Santa Fe enforces the 'New Mexico' editions of the I-Codes/Uniform Codes as a delegated Authority Having Jurisdiction (AHJ, defined at NMAC 14.5.1.7.B), with only narrow local amendments (plumbing, fire code) plus its own Green Building and Earthen Building codes on top.
- Santa Fe's Residential Green Building Code is a distinguishing local requirement: all new single-family homes and guesthouses (ADUs) need a HERS Index of 60 or less and a WERS score of 70 or less from City-approved raters — budget for rater fees and lead time on top of standard plan review.

Verified 2026-07-02 · Source: <https://www.santafenm.gov/land-use/building-permits>  
<https://permitbase.app/new-mexico/santa-fe-county/santa-fe/>

# Carlsbad

Eddy County · City of Carlsbad Planning, Engineering, and Regulation Department (self-administering, CID-certified building department)

(575) 885-1185 · <https://www.cityofcarlsbadnm.com/Departments/Planning-and-Regulation-Department> · 220 permitted units/yr

| Permit                                  | Fee                                         | Review timeline                        | Tip                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------|---------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | \$12.50 base tier — full schedule at source | Not published — contact the department | No separate state CID application or fee is required for building work inside Carlsbad city limits -- unlike Alamogordo, the City issues the complete building permit itself, including plan review and inspections.                                                                                                       |
| Residential Addition / Remodel          | \$12.50 base tier — full schedule at source | Not published — contact the department | The City accepts brief work-and-materials descriptions (rather than full architectural plans) for non-structural alteration/repair permits, based on issued-permit descriptions such as 'Re-Roof and stucco repair' and 'Windows Replace, Roof Covering.'                                                                  |
| Electrical                              | \$45.00                                     | Not published — contact the department | Fees are a flat amperage-based schedule, not valuation-based -- e.g. a typical 100-200 amp residential service upgrade or new service is \$72.00 regardless of project cost.                                                                                                                                               |
| Plumbing                                | \$4.00 base tier — full schedule at source  | Not published — contact the department | Carlsbad bills plumbing work per individual fixture/system line item (e.g., \$4.00 per fixture, \$10.00 per building sewer) rather than a single flat permit fee -- a typical water-heater-only replacement totals in the range of \$4.00-\$20.00 depending on whether water distribution or gas-line work is also billed. |
| Mechanical / HVAC                       | \$4.00 base tier — full schedule at source  | Not published — contact the department | Carlsbad bills mechanical permits per individual system component (duct work, furnace, refrigeration, ventilation) rather than a single flat fee -- a typical residential HVAC changeout totals in the range of \$10.00-\$38.00 depending on how many components are billed.                                               |
| Roofing / Re-roof                       | Not offered / not tracked for this city     |                                        |                                                                                                                                                                                                                                                                                                                            |
| Solar PV                                | Not offered / not tracked for this city     |                                        |                                                                                                                                                                                                                                                                                                                            |

## Good to know

- Carlsbad is a self-administering, CID-certified New Mexico municipality -- it is NOT a CID-direct-enforcement jurisdiction like Alamogordo or unincorporated Eddy County. The City's own Planning, Engineering, and Regulation Department (114 S. Halagueno St., (575) 885-1185) issues and inspects Building (Residential/Commercial/Homeowner), Electrical (Residential/Commercial), Plumbing (Residential/Commercial), Mechanical (Residential/Commercial), Encroachment, Sign, Demolition, and Garage Sale permits directly. Statutory/regulatory basis: N.M. Admin. Code 14.6.5.9 (Building Officials) and NMSA 1978 SS 60-13-8, 60-13-41, 60-13-42.
- Do not confuse Carlsbad with unincorporated Eddy County or the smaller Eddy County municipalities (Artesia, Loving, Hope) -- those areas fall under direct CID enforcement (Roswell Regional Office, 200 E. Chisum St., Roswell, NM 88201), while Carlsbad city limits are served by the City's own department.

# Hobbs

Lea County · City of Hobbs Building Inspection Department (Planning & Engineering / Community Development)  
(575) 391-8158 · [https://www.hobbsnm.org/building\\_services.html](https://www.hobbsnm.org/building_services.html) · 143 permitted units/yr

| Permit                                  | Fee                                                           | Review timeline                                                                                                                                                                                           | Tip                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Building (New Construction) | \$20.00 base tier —1–10 business full schedule at source days | Permit sets can be submitted by email in PDF format to <a href="mailto:hobbs.permits@hobbsnm.org">hobbs.permits@hobbsnm.org</a> ; inspections can also be requested by email or by texting the inspector. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Residential Addition / Remodel          | Not offered / not tracked for this city                       |                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Electrical                              | \$52.00                                                       | 0–1 business days                                                                                                                                                                                         | Fee amounts on the current fillable Electrical Permit Application form (2021-era) differ slightly from the codified Municode 15.28.090 ordinance for the flat miscellaneous items (e.g., sign connection is \$20 on the form vs. \$31 in Municode; HVAC/pool/temp pole/low voltage are \$30 or \$20 on the form vs. \$31 in Municode). The Municode-codified ordinance figures are used here as authoritative since they represent the current adopted fee schedule of record. |
| Plumbing                                | \$10.00                                                       | 0–1 business days                                                                                                                                                                                         | Water heater replacement requires a plumbing permit; the codified per-item fee is \$10.00 plus the \$10.00 administration fee.                                                                                                                                                                                                                                                                                                                                                 |
| Mechanical / HVAC                       | \$20.00                                                       | 0–1 business days                                                                                                                                                                                         | A typical furnace replacement is \$20.00 plus the \$10.00 administration fee = \$30.00 minimum permit cost; adding A/C condenser replacement at the same time adds \$15.00.                                                                                                                                                                                                                                                                                                    |
| Roofing / Re-roof                       | \$20.00 base tier —0–1 business full schedule at source days  | New Mexico's statewide amendment to the 2021 IRC (NMAC 14.7.3.17) prohibits pumice and other loose granular fill in roof assemblies — a departure from the base IRC text.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Solar PV                                | Not offered / not tracked for this city                       |                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## Good to know

- Hobbs is enforced under New Mexico's statewide Construction Industries Division (CID) code framework, not a separately state-certified Local Enforcement Agency (LEA) with its own amended code — City of Hobbs Municode 15.04.010 formally adopts the NMAC-codified statewide building, electrical, plumbing, mechanical, and solar/pool codes by reference, and the City's own Building Inspection Department administers permitting and inspection locally as the AHJ.
- Permits are required not just within Hobbs city limits but throughout its 5-mile Extra-Territorial Jurisdiction (ETJ) — ETJ projects also require Lea County approval notification.

# Clovis

Curry County · City of Clovis Department of Building Safety

575-769-7829 · <https://www.clovisnm.gov/221/Building-Safety> · 62 permitted units/yr

| Permit                                  | Fee                                                             | Review timeline                                                                                                                                                                                                                                         | Tip |
|-----------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | \$28.00 base tier — 10–15 business full schedule at days source | Apply online via the Tyler EnerGov Self Service portal, or email the completed application and all drawings to the Building Safety Department.                                                                                                          |     |
| Residential Addition / Remodel          | \$28.00 base tier — 5–10 business full schedule at days source  | The same Type I (contractor)/Type II (homeowner) valuation-based fee tables used for new residential construction also apply to additions and remodels — see the full fee table under the Residential Building Permit entry for all valuation brackets. |     |
| Electrical                              | \$28.00 base tier — 1–5 business full schedule at days source   | Electrical permits in Clovis may only be pulled by a licensed contractor with both a New Mexico Contractor's License and a City of Clovis Business License — this differs from the building permit, which an owner-occupant may pull themselves.        |     |
| Plumbing                                | \$28.00 base tier — 1–5 business full schedule at days source   | Plumbing permits in Clovis may only be pulled by a licensed contractor holding both a New Mexico Contractor's License and a City of Clovis Business License.                                                                                            |     |
| Mechanical / HVAC                       | \$28.00 base tier — 1–5 business full schedule at days source   | Mechanical/HVAC permits in Clovis may only be pulled by a licensed contractor with both a New Mexico Contractor's License and a City of Clovis Business License.                                                                                        |     |
| Roofing / Re-roof                       | \$28.00 base tier — 1–3 business full schedule at days source   | An owner may not roof their own commercial property or rental property in Clovis — only a licensed contractor may do so.                                                                                                                                |     |
| Solar PV                                | Not offered / not tracked for this city                         |                                                                                                                                                                                                                                                         |     |

## Good to know

- The City of Clovis Department of Building Safety is a self-administered Local Enforcement Agency — it issues permits, reviews plans, and inspects directly; it is not administered by the New Mexico Construction Industries Division (CID).
- Building Safety jurisdiction covers the City of Clovis, a 5-mile extraterritorial jurisdiction (ETJ), a 3-mile ETJ around the City of Portales, and the Village of Texico.

# Farmington

San Juan County · City of Farmington Community Development Department — Building Inspection Division  
(505) 599-1304 · <https://www.farmingtonnm.gov/887/Building-Inspection> · 40 permitted units/yr

| Permit                                  | Fee                                   |                     | Review timeline                                                                                                                                                                                                                                                                                                           | Tip |
|-----------------------------------------|---------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | No fee published for this permit type | 10–15 business days | Farmington does not have online permitting or online payment for building permits — you must visit the Building Inspection Division office in person at 805 Municipal Drive, Annex Building, 2nd floor (across from City Hall).                                                                                           |     |
| Residential Addition / Remodel          | No fee published for this permit type | 5–10 business days  | Garage conversions, additions, and new garage construction all require a building permit in Farmington.                                                                                                                                                                                                                   |     |
| Electrical                              | No fee published for this permit type | 1–5 business days   | The Building Inspection Division's Electrical Inspector also performs electrical Service Connect inspections for the Farmington Electric Utility System's service area — for New Service Estimates & Construction, call (505) 599-8310, (505) 599-8312, or (505) 599-8317 (separate from the (505) 599-1304 permit line). |     |
| Plumbing                                | No fee published for this permit type | 1–5 business days   | Sewer line and water line work each require their own permit per the City's published list of work requiring permits.                                                                                                                                                                                                     |     |
| Mechanical / HVAC                       | No fee published for this permit type | 1–5 business days   | Farmington uses the 2021 New Mexico Mechanical Code, based on the Uniform Mechanical Code (UMC) — not the International Mechanical Code.                                                                                                                                                                                  |     |
| Roofing / Re-roof                       | No fee published for this permit type | 1–3 business days   | The City's own Building Permit Report data shows roof permits (code ROOF) tracked as a distinct residential/commercial permit category each month.                                                                                                                                                                        |     |
| Solar PV                                | No fee published for this permit type | 3–10 business days  | Farmington adopts the 2012 New Mexico Solar Energy Code (based on the 2012 Uniform Solar Energy Code) — verify your installer's plans reference this edition, not a newer IRC solar appendix.                                                                                                                             |     |

## Good to know

- Farmington does NOT offer online permit applications or online payment. All permits must be applied for and paid in person at the Community Development Planning and Zoning Division & Building Inspection Division, 805 Municipal Drive, Annex Building, 2nd floor (across from City Hall). Accepted payment: check, money order, cashier's check, or credit card by phone (American Express, MasterCard, Visa) — Discover is not accepted.
- The City does not publish a fixed permit fee schedule online. Per the Manual of Fees page, fees are based on type of construction, square footage, materials, and construction codes — call a Building Inspector at (505) 599-1304 for an exact quote.

# Deming

Luna County · New Mexico Construction Industries Division (CID), Las Cruces Office — building, electrical, mechanical, and plumbing permit issuance, plan review, and inspections for the City of Deming; City of Deming Planning and Zoning Department / City Engineer (Floodplain Administrator) — local general-permit fee collection, zoning compliance, and floodplain development permit prerequisite

CID Las Cruces: (575) 524-6320; City of Deming Planning and Zoning: (575) 546-8848 · <https://www.rld.nm.gov/construction-industries/> · 2 permitted units/yr

| Permit                                  | Fee                                         |                   | Review timeline                                                                                                                                                                                                                                                           | Tip |
|-----------------------------------------|---------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Residential Building (New Construction) | \$10.00 base tier — full schedule at source | 3–3 business days | The City of Deming's own posted 'General Building Application' is literally the State CID's Multi Purpose State Building Application — there is no separate City-specific building-permit form for the CID scope of work.                                                 |     |
| Residential Addition / Remodel          | \$10.00 base tier — full schedule at source | 3–3 business days | Additions and alterations use the same statewide CID form and the same City of Deming local fee ordinance (11-1-3.A) as new construction — there is no separate City form for remodels.                                                                                   |     |
| Electrical                              | \$45                                        | 3–3 business days | CID's electrical fee table is a flat statewide schedule by amperage — it applies uniformly to Deming since CID issues the permit directly.                                                                                                                                |     |
| Plumbing                                | \$37.50                                     | 3–3 business days | Deming's own Municipal Code 11-1-3.B adopts CID's per-fixture fee schedule by reference, so the local ordinance and the state fee page largely match — but where they diverge (e.g., reinspection fee), the current CID Fees page reflects CID's actual current practice. |     |
| Mechanical / HVAC                       | \$37.50                                     | 3–3 business days | Unlike electrical and plumbing, homeowners cannot self-permit HVAC or gas work in Deming under any circumstance — a licensed CID mechanical/LP gas contractor is always required.                                                                                         |     |
| Roofing / Re-roof                       | \$10.00 base tier — full schedule at source | 3–3 business days | New Mexico has no minimum roof-area exemption for reroof permits — CID requires a permit for ALL re-roofs and roof-coating applications statewide, including in Deming.                                                                                                   |     |
| Solar PV                                | \$45 base tier — full schedule at source    | 3–3 business days | Solar PV installers in Deming need the correct CID electrical license classification (EE-98, EL-1, or ER-1) — verify your installer's license at <a href="https://public.psiexams.com">public.psiexams.com</a> before signing a contract.                                 |     |

## Good to know

- Deming's building permits are issued directly by the New Mexico Construction Industries Division (CID), not by a City of Deming building department — the City's own posted 'General Building Application' is literally the State CID Multi Purpose State Building Application. This mirrors Alamogordo's CID-routed model rather than a self-administering city like Billings, MT.
- The City of Deming still collects its own local general permit fee (Municipal Code 11-1-3.A: \$10 minimum up to \$5,000 valuation, +\$2/\$1,000 thereafter) in addition to CID's separately calculated state permit fee — budget for two fee payments on any City-limits project.

# Gallup

McKinley County · City of Gallup Planning & Development Department (site development / zoning / fence / sign permits and mandatory zoning-compliance prerequisite review); New Mexico Regulation and Licensing Department, Construction Industries Division (CID) — building, electrical, mechanical, and plumbing permit issuance, plan review, and inspections

City of Gallup Planning & Development: (505) 863-1240 (fax (505) 722-5131 / 5134); CID Albuquerque: (505) 222-9800/9801; CID Santa Fe: (505) 476-4700; CID inspection scheduling: (505) 222-9813 or (877) 243-0979 · <https://gallupnm.gov/779/Building-Permits> · 0 permitted units/yr

| Permit                                         | Fee                                                             |                   | Review timeline                                                                                                                                                                                                                                                                                                                                                                                                                  | Tip |
|------------------------------------------------|-----------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Residential Building (New Construction)</b> | \$15 — full text at source                                      | 3–3 business days | Gallup's building-permit authority changed abruptly: the City's only Certified Building Official retired July 2, 2026, and after a failed multi-state hiring search, the City stopped issuing general-construction building permits effective July 6, 2026 — verify current routing directly with the City of Gallup Planning & Development Department ((505) 863-1240) before applying, since this is a very recent transition. |     |
| <b>Residential Addition / Remodel</b>          | GENUINELY UNPUBLISHED as of last Verified — full text at source | 3–3 business days | The City's Section II (Residential Remodel) checklist allows a simplified submittal (floor/roof/wall framing plans plus a written scope of work) rather than a full new-construction plan set.                                                                                                                                                                                                                                   |     |
| <b>Electrical</b>                              | \$45                                                            | 3–3 business days | The City of Gallup's own Homeowner's Building Permit Application confirms 'the City inspector will not conduct any general construction inspections until the plumbing, electrical and mechanical inspections have been passed by' CID — sequence electrical work and inspections accordingly.                                                                                                                                   |     |
| <b>Plumbing</b>                                | \$37.50                                                         | 3–3 business days | CID bills most plumbing fixtures individually at \$4.00 each plus a \$37.50 administrative inspection fee — a typical water heater replacement is a low-cost permit under this per-fixture schedule.                                                                                                                                                                                                                             |     |
| <b>Mechanical / HVAC</b>                       | \$37.50                                                         | 3–3 business days | Homeowners cannot self-permit HVAC or gas work in Gallup under any circumstance — a licensed CID mechanical/LP gas contractor is always required (N.M. Admin. Code 14.5.2.18(O)).                                                                                                                                                                                                                                                |     |
| <b>Roofing / Re-roof</b>                       | \$3.00 base tier — full schedule at source                      | 3–3 business days | New Mexico has no minimum roof-area exemption for reroof permits — CID requires a permit for ALL re-roofs and roof-coating applications statewide.                                                                                                                                                                                                                                                                               |     |
| <b>Solar PV</b>                                | Not offered / not tracked for this city                         |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |

## Good to know

- MAJOR RECENT CHANGE: Effective July 6, 2026, the City of Gallup no longer issues general-construction building permits. The City's only Certified Building Official/Building Inspector retired July 2, 2026, and after months of unsuccessful statewide recruitment, the City transitioned all IBC/IRC/IEBC/ADA-related building permitting to the New Mexico Construction Industries Division (CID). Source: City of Gallup 'Immediate Release: Letter to Contractors - CID Transition,' posted June 8, 2026.
- The City of Gallup now issues a 'Site Development Permit' in place of the general-construction building permit, covering zoning compliance, fire, water, wastewater, electric services, solid waste, drainage, and pedestrian/vehicular safety infrastructure review — functioning as the mandatory City prerequisite before CID will accept a building-permit application, similar to the zoning/FEMA prerequisite model used in Alamogordo, NM.

# Sources & verification

Every figure in this guide traces to one of the official sources below, grouped by city.

## Albuquerque

<https://www.cabq.gov/planning/building-safety-division>  
<https://www.cabq.gov/planning/building-safety-division/permits>  
<https://www.cabq.gov/planning/building-safety-division/express-permitting-system>  
<https://www.cabq.gov/planning/accessory-dwelling-unit>

## Rio Rancho

<https://www.rnm.gov/77/Building-Division>  
<https://rnm.gov/4344/Get-a-Permit>  
<https://rnm.gov/DocumentCenter/View/76076/ELECTRICAL-PERMIT-2>  
<https://rnm.gov/DocumentCenter/View/76099/Plumbing-Permit-Residential>  
<https://rnm.gov/DocumentCenter/View/76083/Mechanical-Permit-Residential>  
<https://rnm.gov/DocumentCenter/View/74817/FSRW-pdf>  
<https://web.archive.org/web/20260225100918/https://www.codepublishing.com/NM/RioRancho/html/RioRancho150/RioRancho154.html>

## Las Cruces

<https://lascruces.gov/property/remodeling-and-construction/>  
[https://lascruces.gov/wp-content/uploads/2024/04/Fee-Schedule-2023-final-draft\\_20240110921074259.pdf](https://lascruces.gov/wp-content/uploads/2024/04/Fee-Schedule-2023-final-draft_20240110921074259.pdf)  
<https://www.nmlegis.gov/Sessions/23%20Regular/bills/house/HBO425.pdf>

## Santa Fe

<https://www.santafenm.gov/land-use/building-permits>  
<https://www.santafenm.gov/land-use/building-permits/greenbuildingcode>  
<https://www.santafenm.gov/land-use/building-permits/construction-permit-submittal-checklists>

## Carlsbad

<https://www.cityofcarlsbadnm.com/Departments/Planning-and-Regulation-Department>  
<https://www.egovlink.com/carlsbad/faq.asp>  
[https://www.egovlink.com/public\\_documents300/carlsbad/published\\_documents/planning\\_eng\\_reg/monthly\\_reports/building\\_activity\\_reports/2021/Building-Permit-June-2021.pdf](https://www.egovlink.com/public_documents300/carlsbad/published_documents/planning_eng_reg/monthly_reports/building_activity_reports/2021/Building-Permit-June-2021.pdf)

## Hobbs

[https://www.hobbsnm.org/building\\_services.html](https://www.hobbsnm.org/building_services.html)  
<https://www.hobbsnm.org/files/building/COH%20Residential%20const%20guide.pdf>  
[https://library.municode.com/nm/hobbs/codes/code\\_of\\_ordinances?nodeId=COOR\\_TIT15BUCO\\_CH15.28BUPEFESC](https://library.municode.com/nm/hobbs/codes/code_of_ordinances?nodeId=COOR_TIT15BUCO_CH15.28BUPEFESC)  
[https://www.hobbsnm.org/files/building/Residential%20ReRoof%20Guidelines\\_2.pdf](https://www.hobbsnm.org/files/building/Residential%20ReRoof%20Guidelines_2.pdf)

## Sources & verification (continued)

### Clovis

<https://www.clovisnm.gov/221/Building-Safety>

<https://www.clovisnm.gov/297/Building-Permits>

<https://www.clovisnm.gov/256/Permitting-Inspections>

### Farmington

<https://www.farmingtonnm.gov/887/Building-Inspection>

<https://www.farmingtonnm.gov/905/Residential-Building-Requirements>

<https://www.farmingtonnm.gov/902/Do-I-need-a-Construction-Permit>

<https://www.farmingtonnm.gov/906/State-of-NM-Adopted-Construction-Codes>

### Deming

<https://www.rld.nm.gov/construction-industries/>

[https://www.cityofdeming.org/Document\\_Center/Business/Forms/GENERAL%20BUILDING%20APPLICATION%202022.pdf](https://www.cityofdeming.org/Document_Center/Business/Forms/GENERAL%20BUILDING%20APPLICATION%202022.pdf)

<https://www.rld.nm.gov/construction-industries/forms-and-applications/fees/>

<https://www.srca.nm.gov/parts/title14/14.005.0002.html>

### Gallup

<https://gallupnm.gov/779/Building-Permits>

<https://www.gallupnm.gov/m/newsflash/home/detail/1309>

<https://gallupnm.gov/DocumentCenter/View/55/Building-Permit---Homeowners-Application-Rev-032020>

<https://www.rld.nm.gov/construction-industries/forms-and-applications/fees/>

<https://www.srca.nm.gov/parts/title14/14.005.0002.html>

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## Every figure in this guide links to a living page.

Fees, timelines, and requirements change. For the current version of every figure in this guide — plus fee-comparison and search tools for all of New Mexico — visit:

**[permitbase.app/new-mexico](https://permitbase.app/new-mexico)**

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