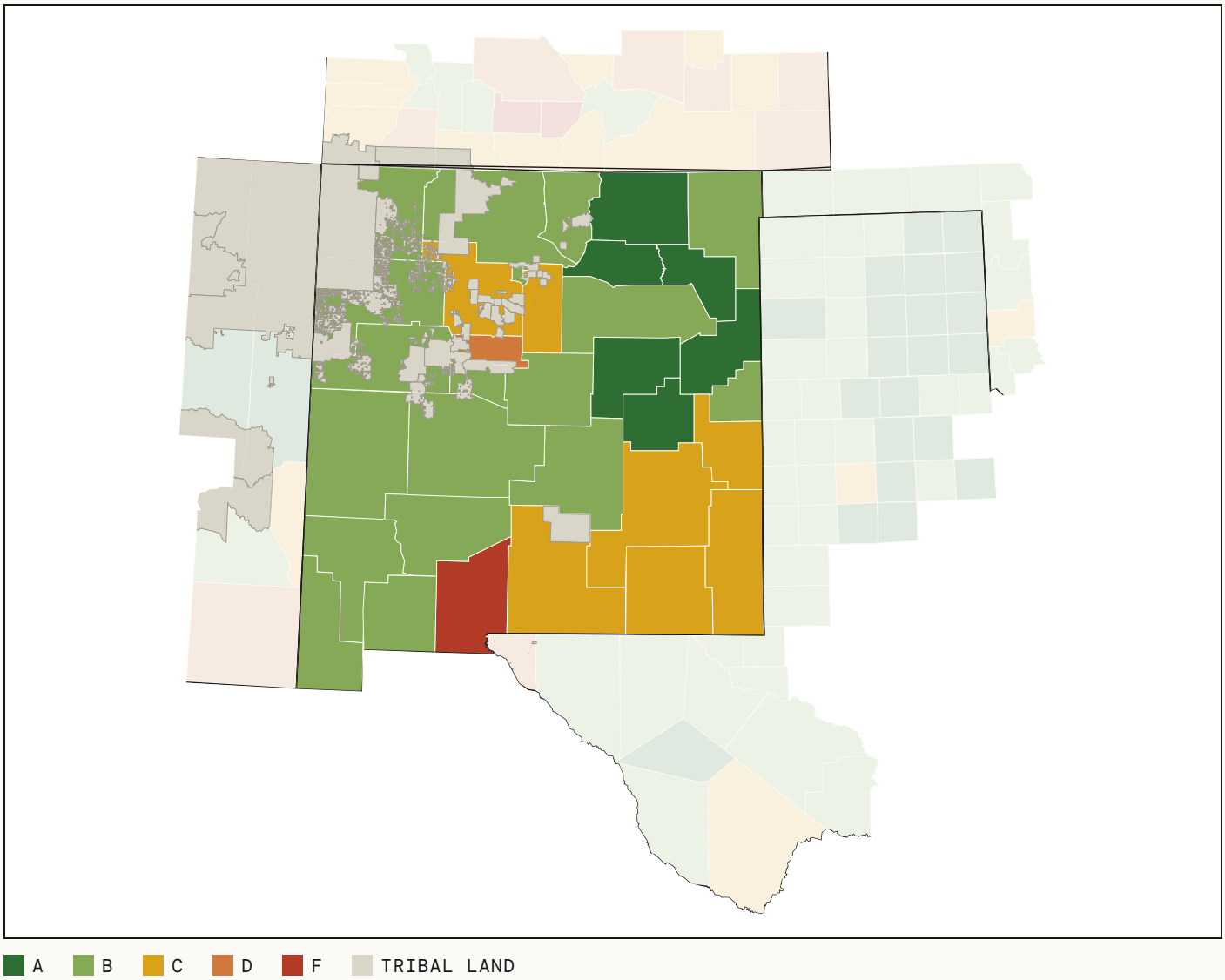
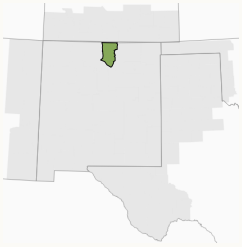
WHERE CAN YOU LIVE OFF THE GRID?

Taos County, New Mexico: grade B, rank 56 of 125.



A B C D F TRIBAL LAND



B TAOS COUNTY

New Mexico · score 76 of 100

HOW THE GRADE IS WORKED OUT

SCORE	WEIGHT	0 TO 100	POINTS	WHAT WE FOUND
Water	25%	100	25.0	State and county rules
Permits	20%	84	16.8	State and county rules
Rain and snow	15%	66	9.9	18.5 in a year
Land price	15%	48	7.2	$2,095 an acre
Hazards	15%	58	8.7	Fire relatively moderate, flood relatively moderate, drought relatively low
Sun	10%	89	8.9	1,974 kWh per kW a year
Total			**76**	**Grade B**

WATER: 100 OF 100

Household well 40 of 40
Household wells are permitted by the State Engineer, and a new home's zoning clearance needs a water system the State Engineer has approved (Land Use Regulations, Section 4.3.1 B).

Rainwater as your supply 30 of 30
The State Engineer allows rooftop rainwater harvesting statewide for on-site household use with no volume limit stated.

Groundwater basin 30 of 30
No State Engineer critical management area or domestic well limit was found for unincorporated land.

PERMITS: 84 OF 100

Who issues permits 20 of 20
Taos County Planning issues building permits with its own building official, while CID issues electrical and plumbing permits.

Rainwater supply accepted 12 of 20
Zoning clearance for a home needs a water system approved by the State Engineer (Section 4.3.1 B); the county rules do not name rainwater or a cistern as an approved supply, so a rain-only home should be cleared with the county first.

Composting toilets, greywater 12 of 20
State rules allow composting toilets and household graywater under 250 gallons a day, but a composting toilet does not reduce the required septic design flow, so a full septic permit is still needed.

Owner-builder 20 of 20
Taos County publishes a homeowner building permit packet, and CID issues homeowner electrical and plumbing permits after its exam.

Off-grid power 20 of 20
Off-grid homes are allowed under the state electrical code, and the county rules exempt off-grid power systems from the utility notice requirement (Section 4.8.4).

WHAT WOULD RAISE THIS GRADE

Accept a rainwater cistern as a home's only water supply +1.6
County decision; already done in Torrance County, NM.

Accept composting toilets and greywater systems for homes +1.6
State decision; no county in the region does this yet.

BEFORE YOU BUY HERE

Check the parcel itself: flood zone, soil for a septic system, well depth and access. Check a parcel here free with Site Check: pangeabuild.com/site-check

Sources and links for every rule: pangeabuild.com/county-map/taos-nm. Rules checked 28 Nov 2026; check with the county and state before you buy or build.

FOUND A COUNTY? CHECK THE LAND.

FREE	FREE	REPORT	QUOTE
COUNTY MAP	**SITE CHECK**	**SITE REPORT**	**DESIGN**
The big picture.	New Mexico parcels: elevation, flood zone, soil, climate, public land. pangeabuild.com/site-check	A full written report on one piece of land. pangeabuild.com/site-report	Plans and permit drawings for your site. pangeabuild.com/contact-us

DATA SOURCES

- County and tribal land boundaries: US Census Bureau, TIGER/Line.
- Rain and snow: PRISM Group, Oregon State University, 1991 to 2020 normals, 4 km grid.
- Sun: PVGIS 5.3, European Commission Joint Research Centre.
- Hazards: FEMA National Risk Index, December 2025.
- Land value: USDA National Agricultural Statistics Service, 2022 Census of Agriculture, Table 8.
- Water and permit rules: state engineers and water agencies, groundwater districts, state construction and environment rules, and county codes. Each county page online links every source.

This guide is general information from public records, not legal, engineering or real estate advice. Check any parcel before you buy. Data checked 28 Nov 2026.