

The goal of Code Compliance is compliance not punishment. If a complaint does not fall under the Building, Development, or Nuisance Code, then the Code Enforcement Inspectors refer your complaint to the appropriate staff within the County and/or to the appropriate department within the State of New Mexico.

Code Compliance is responsible for enforcing the rules and regulations specified in the Building Code, [Chapter 10](#), the Development Code, [Chapter 16](#) and the Nuisance Code, [Chapter 18](#) of the [Los Alamos County Code](#), except for where the Code clearly designates enforcement authority to the County Engineer or some other official.

If Code Enforcement Inspectors find any provisions of the Code being violated, a Notice of Violation will be issued indicating the nature of the violation and the action necessary to correct it. If the violation has not been corrected by the deadline indicated on the notice (unless an extension has been requested), a citation is issued requiring the property owner to appear in Municipal Court.

Reporting a Violation

Report a violation online at: <https://www.losalamosnm.us/cms/one.aspx?portalId=6435810&pageId=7969078>

Alternatively, violations can be reported by phone call or email directly to the Community Development Department, Building Safety Division, Code Enforcement Inspectors:

Larry Valdez & Michael Marquez
(505) 662-8120
code.enforcement@lacnm.us

Community Development Department

*Building Safety Division
Code Enforcement*

*1000 Central Ave. Suite 150
Los Alamos, NM 87544
(505)662-8120*



Nuisance and Property Maintenance Code Information



*Community Development
Department*

*Building Safety Division
Code Enforcement*

Background

Los Alamos County Code of Ordinances, Chapter 18 - Environment, Article II - Nuisances was revised and expanded to include additional property maintenance standards within the County in January 2014 and can be viewed in its entirety online at:

https://www.municode.com/library/nm/los_alamos_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH18EN

Common Code Compliance Issues

1. Issues on private property.

- Weeds, brush piles, trash, outdoor storage of materials
- Inoperable vehicles on private property

2. Trees/Shrubs extending into a public street or sidewalks

- Vegetation obstructing or impeding the safe movement of pedestrians must be trimmed back

3. Protective treatment of structures

- Peeling paint
- Broken windows
- Roofing in disrepair or roof water creating nuisance

4. Fences/walls in disrepair

5. Permits

- Unpermitted structures including buildings and fences
- Unpermitted signs
- No Business Licenses/Registration
- Unpermitted uses of property

6. Abandoned structures

- Structure in disrepair
- Opened or unsafe

7. Creating rodent harborage

8. Graffiti

- Property owners are responsible for removal in a timely manner.

9. Refrigerators

- If stored outside doors must be locked or removed.

10. Pools, Hot tubs, Spas

- Must be covered or surrounded by a fence or barrier.
- Must be maintained in a clean sanitary condition.

11. Quarterly bulk pickup

- Materials placed out for pick up earlier than ten days prior to collection will be considered a violation.
- Residents receive 12 free annual trips for waste drop off at the 2 County Eco Station locations.
- <https://losalamosnm.hosted.civillive.com/cms/One.aspx?portalId=6435810&pageId=6733171>

Common Issues NOT Handled by Code Compliance

1. Street Violations

- Inoperable vehicles, trailers, illegal dumping, parking and general safety complaints on the public street
- Enforced by Police Dept. (505) 662-8222

2. Animals

- All animal control issues are enforced by Animal Control (505) 662-8222

3. Noise

- The county noise ordinance is enforced by Police (505)662-8222

4. Dead and standing trees

- Currently there is no code provision that regulates dead trees.
- If tree has fallen down and is causing a safety concern call the Police (505)662-8222
- Code compliance can issue notice to the property owner.

5. Recreational Vehicles

- Self-propelled RVs/motorhomes are allowed on street provided they are operable.
- Unhitched trailers on street enforced by Police. (See #1)

6. Sullivan Field/Lemon Lot

- Is a public right-of way.
- Enforced by Police Dept. (505)662-8222

What Do I Do If I Receive a Notice of Violation?

If you receive a Notice of Violation, please contact the Code Enforcement Inspectors in a timely manner to discuss the violation and a corrective plan. If you fail to respond to the Notice of Violation, a citation will be issued and filed with the Municipal Court. Most nuisance violations can be resolved prior to requiring property owners to appear in court and face potential fines and follow up court hearings.