



State of New Mexico

Commissioner of Public Lands

Aubrey Dunn
COMMISSIONER

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OFFICE**

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**Amended Notice of Proposed Amendments To Easement Price Schedule
Extending Comment Period to March 27, 2017**

The Commissioner of Public Lands is considering changes in the State Land Office (“SLO”) easement price schedule, pursuant to 19.2.10.7(G) NMAC. Under 19.2.10.7(G), the easement price schedule shall be reviewed periodically by the Commissioner and revised by him, when he deems it necessary, to reflect changes in the fair market value of easements and rights of way. The easement price schedule may incorporate varying considerations to account for the different uses, sizes, and locations of easements and rights of way. In order to revise the price schedule, the Commissioner must provide reasonable public notice and the opportunity for public comment. Public notice consists of publication on the SLO website, and such other means as the commissioner may determine are appropriate, including but not limited to direct notification by mailing or electronic means to known interested parties.

The proposed revised easement price schedule is attached to this Notice.

NOTE: the proposed revised easement price schedule includes a minimum \$200.00 price for all easements. The existing easement price schedule can be found on the homepage of the New Mexico State Land Office’s website at www.nmstatelands.org.

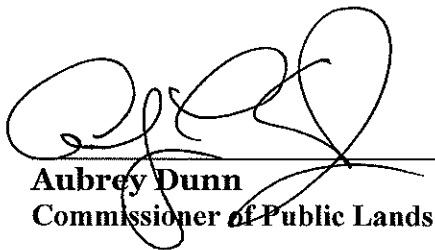
In addition, the Commissioner is considering a requirement that all easements granting a right-of-way for the purpose of constructing and/or operating an oil and gas pipeline shall contain a stipulation that the easement is issued on the condition that any transportation and processing charges for state gas transported under the easement shall be based on a percentage of the market value of end product.

The revised easement price schedule, if any, is expected to go into effect on **April 3, 2017** and will apply to all easements issued after the effective date, unless the SLO has received by the effective date a complete easement application, including but not limited to (i) a cover letter identifying whom the correspondence should be directed to; (ii) an approved permission to survey letter; (iii) a registered land surveyor's centerline survey, which must include a legal description indicating the number of rods and acreage per aliquot tract of land applied for; (iv) application fee at the minimum; and (v) cultural resources protection acknowledgement.

Written comments may be submitted by mail to: Stephanie LeMaster, New Mexico State Land Office, Attention: Easement Price Schedule Comments, P.O. Box 1148, Santa Fe, New Mexico 87504-1148, or by email to slemaster@slo.state.nm.us.

Written comments will be accepted until noon on **March 27, 2017**.

APPROVED:



Aubrey Dunn
Commissioner of Public Lands

02/13/2017

Date

NEW MEXICO STATE LAND OFFICE

Electric Line 115Kv or less Right-of-Way Price Schedule

Base Cost Per Rod*

Geographic Location	ROW width			
	Up to 20'	21' to 50'	51' to 100'	> 100'
Urban 1	> of \$60.00 or FMV	> of \$75.00 or FMV	> of \$90.00 or FMV	> of \$110.00 or FMV
Urban 2	\$29.50	\$44.00	\$59.00	> of \$90.00 or FMV
Rural 1	\$7.00	\$12.00	\$16.00	> of \$35.00 or FMV
Rural 2	\$3.50	\$7.00	\$8.00	> of \$25.00 or FMV

***Commissioner retains the authority to request an appraisal for all rights-of-way. For lines over 115Kv please contact the NMSLO for pricing.**

Minimum Price for Rights-of-Way: \$200.00

Urban 1

Albuquerque, Farmington, Hobbs, Las Cruces, Rio Rancho, Roswell, Santa Fe, and all other incorporated communities with a population of 40,000 or more.

Urban 2

Alamogordo, Artesia, Belen, Carlsbad, Clayton, Clovis, Deming, Espanola, Gallup, Grants, Las Vegas, Lordsburg, Lovington, Moriarty, Portales, Raton, Santa Rosa, Silver City, Socorro, Truth or Consequences, Tucumcari, and all other incorporated communities with a population of 5,000 or more but less than 40,000.

Rural 1

Incorporated communities with a population of less than 5,000.

Rural 2

Unincorporated areas.

Temporary Construction Space: Up to 20' additional width granted during initial construction and maintenance, this excludes any remediation phase. Not to exceed 180 days.

Rod: 16.5 Linear Feet

FMV: Fair Market Value

Term of right-of-way not to exceed 35 years. Lesser terms are subject to base cost adjustment.

Base Cost Adjustment for Term

(Multiply base cost determined above by appropriate factor.)

Term (years)	Factor
5 or less	0.3791
6 to 10	0.6145
11 to 15	0.7606
16 to 20	0.8514
21 to 25	0.9077
26 to 30	0.9427
31 to 34	0.9644
35	1

Amendment to Existing Right-of-Way

Pricing for changes to an existing right-of-way will be subject to negotiation upon expiration of the term.

NEW MEXICO STATE LAND OFFICE

Pipeline Right-of-Way Price Schedule

Base Cost Per Rod*

Geographic Location	Hydrocarbon Pipeline Right-of-Way width up to 30'	
NE Quadrant, SW Quadrant Central	Up to 12¾" OD	> 12¾" OD
	> of \$100.00 or FMV	> of \$100.00 or FMV
NW Quadrant, SE Quadrant	\$60.00	> of \$100.00 or FMV
Geographic Location	Water Pipeline Right-of-Way width up to 30'	
NE Quadrant, SW Quadrant Central	Up to 12¾" OD	> 12¾" OD
	> of \$100.00 or FMV	> of \$100.00 or FMV
NW Quadrant, SE Quadrant	\$60.00	> of \$100.00 or FMV

**Commissioner retains the authority to request an appraisal for all rights-of-way.*

Minimum Price for Rights-of-Way: \$200.00

NE Quadrant: Colfax, Guadalupe, Harding, Mora, Quay, San Miguel, Taos, Union.

SE Quadrant: Chavez, Curry, De Baca, Eddy, Lea, Lincoln, Otero, Roosevelt.

SW Quadrant: Catron, Dona Ana, Grant, Hidalgo, Luna, Sierra, Socorro.

NW Quadrant: Cibola, McKinley, Rio Arriba, San Juan, Sandoval, Valencia.

Central: Bernalillo, Santa Fe, Torrance.

Temporary Construction Space: Up to 20' additional width granted during initial construction and maintenance, this excludes any remediation phase. Not to exceed 180 days.

Additional Lines Within the Base Right-of-Way: 2/3 of the base cost

Cost Adjustment for Additional Width: \$1.50 per additional foot over 30'

Rod: 16.5 Linear Feet

Term of right-of-way not to exceed 35 years. Lesser terms are subject to base cost adjustment.

Base Cost Adjustment for Term

(Multiply base cost determined above by appropriate factor.)

Term (years)	Factor
5 or less	0.3791
6 to 10	0.6145
11 to 15	0.7606
16 to 20	0.8514
21 to 25	0.9077
26 to 30	0.9427
31 to 34	0.9644
35	1

Amendment to Existing Right-of-Way

Pricing for changes to an existing right-of-way will be subject to negotiation upon expiration of the term.

NEW MEXICO STATE LAND OFFICE

Road Right-of-Way Price Schedule

Base Cost Per Rod*

Geographic Location	Road up to 20'	
	New	Existing**
State Wide	\$30.00	\$15.00

**Commissioner retains the authority to request an appraisal for all rights-of-way.*

*** Upgrading the existing road in any manner converts the road to a new road.*

Minimum Price for Rights-of-Way: \$200.00

Cost Adjustment for Additional Width: \$1.50 per additional foot over 20'

Rod: 16.5 Linear Feet

Term of right-of-way not to exceed 35 years. Lesser terms are subject to base cost adjustment.

Base Cost Adjustment for Term

(Multiply base cost determined above by appropriate factor.)

Term (years)	Factor
5 or less	0.3791
6 to 10	0.6145
11 to 15	0.7606
16 to 20	0.8514
21 to 25	0.9077
26 to 30	0.9427
31 to 34	0.9644
35	1

Amendment to Existing Right-of-Way

Pricing for changes to an existing right-of-way will be subject to negotiation upon expiration of the term.

NEW MEXICO STATE LAND OFFICE

Telecommunication Right of Way Price Schedule

Base Cost Per Rod*

Geographic Location	First conduit, buried line or overhead line	Each additional conduit, buried or overhead line
Urban 1	> of \$30.00 or FMV	> of \$20.00 or FMV
Urban 2	\$19.00	\$13.00
Rural	\$5.75	\$3.00

**Commissioner retains authority to request an appraisal for all rights-of-way.*

Minimum Price for Rights-of-Way: \$200.00

Urban 1

Albuquerque, Farmington, Hobbs, Las Cruces, Rio Rancho, Roswell, Santa Fe, and all other incorporated communities with a population of 40,000 or more.

Urban 2

Alamogordo, Artesia, Belen, Carlsbad, Clayton, Clovis, Deming, Espanola, Gallup, Grants, Las Vegas, Lordsburg, Lovington, Moriarty, Portales, Raton, Santa Rosa, Silver City, Socorro, Truth or Consequences, Tucumcari, and all other incorporated communities with a population of 5,000 or more but less than 40,000.

Rural

Unincorporated and incorporated areas with a population of less than 5,000.

Cost Adjustment for Additional Width: Add 1% to the term-adjusted base cost for each foot more than the standard 10 foot width; subtract 1% from the term adjustment base cost for each foot less than the standard 10 foot width.

Booster Site and Directly Associated Facilities: For each booster site or other directly associated facility, add \$100.00 per square foot of the site to the cost of the right-of-way. Modify the base cost by the applicable term factor if less than a 35-year term. Any other improvements, equipment or facility not directly necessary to the permitted use (such as towers, buildings, storage areas and the like) must be authorized under a state land office business lease.

Rod: 16.5 Linear Feet

FMV: Fair Market Value

Term of right-of-way not to exceed 35 years. Lesser terms are subject to base cost adjustment.

First Base Cost Adjustment for Term

(Multiply base cost determined above by appropriate factor.)

Term (years)	Factor
5 or less	0.3791
6 to 10	0.6145
11 to 15	0.7606
16 to 20	0.8514
21 to 25	0.9077
26 to 30	0.9427
31 to 34	0.9644
35	1

Amendment to Existing Right-of-Way

Pricing for changes to an existing right-of-way will be subject to negotiation upon expiration of the term.