



Aubrey Dunn
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

April 28, 2017

Re: State Land Office Easement Price Schedule

To whom it may concern:

Enclosed with this letter is a copy of the new State Land Office Easement Price Schedule, which will go into effect as of May 1, 2017.

As noted in the notice of the proposed amendments to the Easement Price Schedule, the Easement Price Schedule is reviewed periodically and revised, when the Commissioner deems it necessary, to reflect changes in the fair market value of easements and rights of way. In addition, the fair market value of any particular easement may be established, in the commissioner's discretion, by an appraisal or field inspection of the particular state trust lands involved. *See* 19.2.10.7(E) NMAC.

The new Easement Price Schedule will apply to all easements issued after May 1, 2017, 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.

Sincerely,

A handwritten signature of Aubrey Dunn, written in dark ink, is positioned above a horizontal line.

Aubrey Dunn
Commissioner of Public Lands

Encl. (Easement Price Schedule)

NEW MEXICO STATE LAND OFFICE

Road Right-of-Way Price Schedule

Base Cost Per Rod for 35 years*

Geographic Location	Road up to 30'	
	New	Existing**
State Wide	\$30.00	\$20.00

****Commissioner retains the authority to use market value for any and all rights-of-way.***

***** Upgrading an 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: \$1.00 per additional foot over 30'

Rod: 16.5 Linear Feet

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

NEW MEXICO STATE LAND OFFICE
Pipeline Right-of-Way Price Schedule

Base Cost Per Rod for 35 years*

Geographic Location	Hydrocarbon Pipeline Right-of-Way width up to 30'	
NE Quadrant, SW Quadrant Central	Up to 12¾" OD	> 12¾" OD
	\$65.00	\$75.00
NW Quadrant, SE Quadrant	\$40.00	\$75.00
Geographic Location	Water Pipeline Right-of-Way width up to 30'	
NE Quadrant, SW Quadrant Central	Up to 12¾" OD	> 12¾" OD
	\$65.00	\$75.00
NW Quadrant, SE Quadrant	\$40.00	\$75.00

****Commissioner retains the authority to use market value for any and all rights-of-way.***

Minimum Price for Rights-of-Way: \$350.00

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, Tarrant.

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: 1/2 of the base cost

Cost Adjustment for Additional Width: \$1.00 per additional foot over 30'

Rod: 16.5 Linear Feet

Lesser terms are available for above ground pipelines not to exceed 12 ¾" OD.

Short Term Above Ground NE, SW & Central Quadrant

Term (years)	Price/Rod
5 or less	\$8.00
6 to 10	\$17.00

Short Term Above Ground NW & SE Quadrant

Term (years)	Price/Rod
5 or less	\$5.00
6 to 10	\$11.00

NEW MEXICO STATE LAND OFFICE
Telecommunication Right of Way Price Schedule
Base Cost Per Rod for 35 years*

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 use market value for any and all rights-of-way.***

Minimum Price for Rights-of-Way: \$100.00

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

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

NEW MEXICO STATE LAND OFFICE
Electric Line 115Kv or less Right-of-Way Price Schedule
Base Cost Per Rod for 35 years*

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	\$5.00	\$9.00	\$12.00	> of \$25.00 or FMV
Rural 2	\$2.50	\$5.00	\$6.25	> of \$15.00 or FMV

****Commissioner retains the authority to use market value for any and all rights-of-way.
For lines over 115Kv please contact the NMSLO for pricing.***

Minimum Price for Rights-of-Way: \$75.00

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

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