

BERNALILLO COUNTY

Planning & Development Services
111 Union Square SE, Suite 100
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480
www.bernco.gov



ZONING SECTION

COMMON VIOLATIONS/ COMPLAINTS/ Q&A

Common Violations

- Outdoor Storage
- Trash and Junk
- Inoperable Vehicles
- Commercial use or vehicles on a residentially zoned property

Inoperative vehicles, auto parts, trash, junk, appliances or similar materials cannot be stored outside. However, if these items are kept inside an enclosed structure, the activity does not constitute a zoning violation.

Weeds/ Debris are the accumulation or outgrowth of weeds is prohibited on all parcels in the county that are less than two (2) acres in area. Weeds on any parcel that constitute a fire hazard can be addressed by the Bernalillo County Fire Department.

A notice of violation will be sent to the owner of the property to give them time to correct it. If the steps to compliance are not seen after repeated attempts to contact the owner, zoning will refer the matter to the courts. If you get a zoning violation, and have a question, please contact the inspector listed on the violation. For all zoning violations and complaints please call 314-0367

Complaints

Can I remain anonymous if I file a complaint?

Yes; however, if you wish to provide contact information you may.

How long does it take the office to respond to a complaint?

We strive to conduct our initial inspection of a property within 24 hours. However, depending upon the workload of the area inspector at the time, it may take up to 48 hours.

If I have concerns about a specific property, can I request that someone from the zoning office go out and look at the site?

Yes; you can contact us by phone (314-0350), email (<http://www.bernco.gov/contact-us/>), or by visiting our office (111 Union Square St. SE, Suite 100, Albuquerque, NM, 87102).

I filed a complaint three weeks ago and nothing has happened. Why hasn't anything been done?

After performing our initial inspection of a property, we notify the owner in writing of the violations observed and the corrections required. We also provide the owner with an opportunity to comply. Re-inspections are typically scheduled 30-days after our initial visit to the site. At this time, another violation notice is sent, and those in violation are notified of the potential of a criminal complaint if violations are not corrected. This process can take several months to complete. However, the zoning office continues to monitor the property until all of the violations have been corrected.