



Building Demolition

A building permit is required before beginning any demolition work (an “unbuilding permit”). The purpose of the review is to identify any safety hazards that may be created.

The permit is submitted at the City Hall located at 700 North Main Street.

The fee for a demolition project is based on the value *of the demolition* (not the entire project). \$456.60 for the first \$100,000 and \$3.00 for each \$1,000 value over that.

Six (6) sets of plans must be submitted with the application. Plans are reviewed by the building inspector, fire department, and the utilities department (gas, water and sewer).

The turn around time for a demolition permit is 3 business days. If there are any comments or concerns from the reviewer, applicants are encouraged to contact them directly to resolve.

The project address and/or the subdivision lot and block will be required on the permit application. A demolition permit also requires the property owner’s signature **and** the contractors signature. If the owner is not present when the application is submitted, have them sign the application in advance or bring a copy of a letter, or email, or contract, or some sort of indication that they have authorized you to work on their property.

Any demolition work that removes an entire building will trigger the need for a dust control plan which will be submitted at the same time as the permit. The dust control plan needs to identify your primary and secondary method of minimizing the impact of the work.

In order to help the City track the availability of affordable housing, we would appreciate your completing a Permit Questionnaire if your project involves demolition of residential property or converting property to or from residential use.

The permit application, dust control form, and permit questionnaire can be printed from the City website

For more information about the demolition process within the City of Las Cruces, contact the Community Development, at (575)528-3059 or visit the permitting offices at City Hall - 700 North Main Street in Las Cruces.