

Short-Term Rentals – Other Communities

Short-Term Rental: A rental in a single or multi-family residence rented for 30 or fewer days at a time.

Los Ranchos

The Village of Los Ranchos has a smaller tourism sector than Taos or Santa Fe and shares tourism with the larger Albuquerque metropolitan area. Los Ranchos currently has a bed and breakfast permit.

New Mexico Context

Two communities in New Mexico have addressed short-term rentals: Taos and Santa Fe.

Albuquerque is in the process of addressing short-term rentals. They have a task force, published a report on best practices and feedback, and have held a public input meeting. Policy has not gone to city council. Their three areas of focus: registration/licensing, regulations, administration.

Taos

Context & Challenges

With a population of about 6,000 over 5.4 square miles, the town of Taos has some comparison to Los Ranchos (population about 6,100 over 4.4 square miles).

Taos is well-known for outdoor recreation and arts, leading to a large tourism sector with seasonal and year-round visitors. A high median home price around \$330,000 coupled with a lower median household income of \$30,000 per year indicates a challenge of available affordable housing for those who live in Taos. Short-term rentals can be owned by those outside the community and can remove possible long-term housing options from the market as they are turned into short-term rentals serving the large tourism sector.

Results

- Both homeowners and absent owners (those who own the short-term rental but do not live there) can get a license.
 - Those that cannot provide documentation confirming their address the same as the short-term rental (absent owners) are charged an affordable housing fee in addition to the short-term rental fees.
- Each license is per unit (ex. If a person has two short-term rentals, one in a barn and one in a house, there are two licenses).
- Occupancy limits are different overnight (2 people per bedroom) and daytime (2 more people per bedroom).
- Rules of operation posted in unit: 24/7 contact information, occupancy limits, trash disposal.
- Allows accessory structures to be rented.

Santa Fe

Context & Challenges

A large city compared to Los Ranchos, the city of Santa Fe also has a large tourism sector among others. Santa Fe is known for having stricter design standards for structures and has a high median home price of about \$380,000.

Results

- Owner must occupy residence to rent short term
- Cap on total number of permits issued, which can be raised

- No more than 1 rental allowed in a 7-day period
- No more than 2 homes next to each other (3+ not allowed, 2 ok. Does not apply to apartment/townhome)
- RVs do not count as short-term rentals, guest cannot park RV as short-term rental
- No events unless special event permit
- Occupancy limit: 2 x Number of bedrooms
- (Short-term rental) insurance is required
- Public notice includes (non)emergency phone numbers
- Does not specify whether accessory structures can be rented

Taos & Santa Fe Overlap

- Adopted an ordinance and has licensing and enforcement through staff and/or a contracted agency
- Require 24/7 (non)emergency phone numbers for the owner/representative/agent for renters and neighbors (in public notice radius)
- License/permit number must be included in all advertising
- Off-street parking required
- Noise ordinance compliance and compliance with other ordinances