

Important Information on the City of Santa Fe's Recent Changes to its Short Term Rental Laws

On May 11, 2016, the City of Santa Fe amended its existing Short Term Rental Ordinance and increased the number of short term rental permits available for residential property owners to 1000. The amended Short Term Rental Ordinance retained the following language "***Real estate brokers listing residential property in Santa Fe shall provide prospective buyers a current copy of this ordinance.***" SFAR has requested a City-approved "compilation" of the newly amended ordinance for use with buyers. A similar document was provided in the past to assist with this disclosure requirement. In the interim, please find attached the amended ordinance, which is now existing law, for use with clients. SFAR will notify members as soon as the City-approved compilation is available.

Highlights of some changes in the amended Short Term Rental Ordinance:

- Short Term Rentals located in the Business/Commercial District and Resort Units will be required to register the short term rental with the City of Santa Fe. Registration fee is \$100.
- The density of Short Term Rentals will be controlled by denying a permit for more than two short term rentals adjoining each other on a residentially zoned street with exceptions for condominiums, townhouse developments, apartment complexes and residential compounds.
- The amended ordinance *removes the restriction on the number of rentals permitted annually* and retains the 7 consecutive day rental period.
- Annual Permit Fee is \$325.00. Only Accessory Dwelling Units and Residential Properties located in Residentially-zoned areas will be required to get an annual permit.
- Upon transfer of the ownership of a Short Term Rental Unit, the permit reverts back to the Land Use Department and the new property owner must re-apply for a permit.
- Penalties for operating a Short Term Rental illegally have been stiffened to help with enforcement.
- A 90-day grace period is in effect to give all affected units time to obtain a valid permit.