1	CITY OF SANTA FE, NEW MEXICO				
2	RESOLUTION NO. 2025-60				
3	INTRODUCED BY:				
4					
5	Councilor Jamie Cassutt				
6	Councilor Carol Romero-Wirth				
7					
8					
9					
LO	A RESOLUTION				
l 1	UPDATING THE WATER OFFSET REQUIREMENT FEE CHART TO MORE				
12	ACCURATELY REFLECT THE CURRENT MARKET VALUE OF WATER RIGHTS.				
13					
L4	WHEREAS, pursuant to the City of Santa Fe ("City") Municipal Code, SFCC 1987, Sections				
15	25-9 and 25-10, land use development must offset new water demand and, in certain situations, such				
L6	as developments adding new water demand below a threshold, developments may offset demand by				
L7	paying the City the current market value of an equivalent amount of water rights; and				
L8	WHEREAS, in March of 2010, the City adopted Resolution No. 2010-20, which adopted the				
19	Administrative Procedures for Water Demand Offset Requirements, and the water offset fees were				
20	included in these procedures as Appendix I, entitled "Water Offset Requirement Fee Chart"; and				
21	WHEREAS, the Water Offset Requirement Fee Chart states that the average per acre foot cost				
22	for water rights should be updated annually; and				
23	WHEREAS, the water rights cost in the Water Offset Requirement Fee has not changed since				
24	2010; and				
25	WHEREAS, Resolution No. 2010-20 provides that "modification of fees associated with the				

10714.0

implementation of the city code requires approval of the Governing Body"; and

WHEREAS, SFCC 1987, Section 25-12.8(E) states that the "current value of the water rights shall be presumed to be the current fair market value of pre-1907 consumptive use water rights from the Middle Rio Grande Basin. The City shall have the sole discretion to determine the current value of the water rights, which determination shall be reasonably made based upon the known market for such rights and upon the purchase price of the water rights as evidenced by the purchase agreement required in Section 25-12.4(D) SFCC 1987"; and

WHEREAS, water rights are becoming more difficult to obtain due to limited supply and protests of water right transfers by Middle Rio Grande Pueblos and the Middle Rio Grande Conservancy District (MRGCD); and

WHEREAS, as of 2024, Santa Fe County uses a value of water rights of \$36,000 per acre-foot in determination of water demand offset fees.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that, effective January 1, 2026, the value of water rights used to determine offset fees in the Water Offset Requirement Fee Chart shall be \$36,000 per acre-foot.

BE IT FURTHER RESOLVED THAT the updated Water Offset Requirement Fee Chart is attached to this resolution as Exhibit A and shall replace the existing Appendix I, "Water Offset Requirement Fee Chart" in the "Administrative Procedures for Water Demand Offset Requirements", adopted by Resolution 2010-20.

PASSED, APPROVED, and ADOPTED this 8th day of October, 2025.

Alan Webber (Oct 15, 2025 14:25:51 MDT) ALAN WEBBER, MAYOR

10714.0

1	
2	ATTEST:
3	
4	ANDREA SALAZAR OCTU, 2025 14:34:39 MDT)
5	ANDRÉA SALAZAR, CITY CLERK
6	APPROVED AS TO FORM:
7	
8	Erin McSherry
9	ERIN K. McSHERRY, CITY ATTORNEY
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	Legislation/2025/Resolutions/2025-60(R)/Updating the Water Offset Requirement fee chart

10714.0

Exhibit A

Water Offset Requirement Fee Chart (Effective Date 1/1/2026)

		Effective Date 1/1/2020	
Type of Use	# Acre Feet	Fee	Unit of Measurement
WATER RIGHT			
Average per acre foot cost		42 6 000	4 4 7 7
(to be up-dated annually)		\$36,000	1 Acre Feet Per Year
Due diligence	NA	\$1,000	per application
	IVA	\$1,000	рег аррисации
RESIDENTIAL			
*Single Family Dwelling Unit			Per Dwelling unit
Single Family Dwelling Unit Lot (<6000sq ft)	0.15	\$5,400	Per Dwelling unit
Single Family Dwelling Unit Lot (6,000-10,890)	0.17	\$6,120	Per Dwelling Unit
Single Family Dwelling Unit Lot (>10,890 sq ft)	0.25	\$9,000	Per Dwelling Unit
Apartment/Condominium	0.16	\$5,760	Per Dwelling Unit
Mobile Home	0.17	\$6,120	Per Dwelling Unit
		'	
Accessory Dwelling Unit	0.09	\$3,240	Per Dwelling Unit
Senior Complex	0.12	\$4,320	Per Dwelling Unit
COMMERCIAL			
Restaurant, Full Service	0.02	\$720	Per Seat
Restaurant, Limited Service	1.63	\$58,680	Per Site
Hotel	0.13	\$4,680	Per Room
Motel	0.09	\$3,240	Per Room
Grocery Store	1.27	\$45,720	Per 10,000 sq. ft.
Retail, Large (>75,000 sq ft)	0.45	\$16,200	Per 10,000 sq. ft.
Retail, Medium (75,000-25,000 sq ft)	0.43	\$15,480	Per 10,000 sq. ft.
Retail, Small (<25,000 sq ft)	0.06	\$2,160	Per Site
Gallery	0.6	\$21,600	Per Site
Medical Office	0.72	\$25,920	Per 10,000 sq. ft.
Office – City/State	0.58	\$20,880	Per 10,000 sq. ft.
-		·	•
Office – Non Medical	0.7	\$25,200	Per 10,000 sq. ft.
Research & Development Lab	1.18	\$42,480	Per 10,000 sq. ft.
Manufacturing – Goods	0.21	\$7,560	Per Site
Manufacturing – Consumables	2.33	\$83,880	Per Site
Gas Station	0.88	\$31,680	Per Site
Gas Station w/ Carwash		Water rights required	Per Site
Carwash, Full Service	5.66	Water rights required	Per Site
,		<u> </u>	
Carwash, Limited Service	0.94	\$33,840	Per Bay
Laundromat, Commercial	0.78	\$28,080	Per Machine
Laundromat, Other		\$7,920	Per Machine
Drycleaner	0.41	\$14,760	Per Site
Plant Nursery	0.56	\$20,160	Per 10,000 sq. ft.
Gyms w/ Showers	8.94	Water rights required	Per Site
Gyms w/o Showers	0.77	\$27,720	Per Site
Salons	0.21	\$7,560	Per Site
		,	
Pet Grooming	0.52	\$18,720	Per Site
Pet Daycare	0.11	\$3,960	Per Site
Auto Repair	0.12	\$4,320	Per Site
Car Rental	0.12	\$4,320	Per Site
Car Sales	0.07	\$2,520	Per 10,000 sq. ft.
Self-Storage		\$4,680	Per Site
Den-Storage	0.13	ψ1,000	1 01 5110

Type of Use	# Acre Feet	Fee	Unit of Measurement				
PUBLIC SERVICES							
Parks	1.48	\$53,280	Per Acre				
Schools, Daycare	0.85	\$30,600	Per 100 children				
Schools, Elementary	0.53	\$19,080	Per 100 students				
Schools, Middle	1.68	\$60,480	Per 100 students				
Schools, High	2.64	\$95,040	Per 100 students				
Places of Worship	0.15	\$5,400	Per Site				
Places of Worship w/ Daycare & School	0.95	\$34,200	Per Site				

^{*}Average of residential lot sizes, used for estimating purposes only