

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2025-60

INTRODUCED BY:

Councilor Jamie Cassutt

Councilor Carol Romero-Wirth

A RESOLUTION

**UPDATING THE WATER OFFSET REQUIREMENT FEE CHART TO MORE
ACCURATELY REFLECT THE CURRENT MARKET VALUE OF WATER RIGHTS.**

WHEREAS, pursuant to the City of Santa Fe (“City”) Municipal Code, SFCC 1987, Sections 25-9 and 25-10, land use development must offset new water demand and, in certain situations, such as developments adding new water demand below a threshold, developments may offset demand by paying the City the current market value of an equivalent amount of water rights; and

WHEREAS, in March of 2010, the City adopted Resolution No. 2010-20, which adopted the Administrative Procedures for Water Demand Offset Requirements, and the water offset fees were included in these procedures as Appendix I, entitled “Water Offset Requirement Fee Chart”; and

WHEREAS, the Water Offset Requirement Fee Chart states that the average per acre foot cost for water rights should be updated annually; and

WHEREAS, the water rights cost in the Water Offset Requirement Fee has not changed since 2010; and

WHEREAS, Resolution No. 2010-20 provides that “modification of fees associated with the

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ATTEST:


ANDREA SALAZAR (Oct 15, 2025 14:34:39 MDT)
ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:


Erin McSherry (Oct 15, 2025 14:20:01 MDT)
ERIN K. McSHERRY, CITY ATTORNEY

Exhibit A

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

Type of Use	# Acre Feet	Fee	Unit of Measurement
WATER RIGHT			
Average per acre foot cost (to be up-dated annually)	1	\$36,000	1 Acre Feet Per Year
Due diligence	NA	\$1,000	per application
RESIDENTIAL			
*Single Family Dwelling Unit	0.18		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	6.56	Water rights required	Per Site
Carwash, Full Service	5.66	Water rights required	Per Site
Carwash, Limited Service	0.94	\$33,840	Per Bay
Laundromat, Commercial	0.78	\$28,080	Per Machine
Laundromat, Other	0.22	\$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	0.13	\$4,680	Per Site

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