

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2020-35

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4
5 AN ORDINANCE

6 AMENDING THE TABLE OF PERMITTED USES, TABLE 14-6.1-1, REGARDING
7 SHORT-TERM RENTAL UNITS; AMENDING SECTION 14-6.2 SFCC 1987 TO ADOPT
8 BY ORDINANCE A MAXIMUM OF ONE THOUSAND (1000) SHORT-TERM RENTAL
9 PERMITS IN THE CITY, TO PROSPECTIVELY LIMIT THE NUMBER OF SHORT-
10 TERM RENTAL PERMITS TO ONE PER NATURAL PERSON, TO PROSPECTIVELY
11 LIMIT THE PROXIMITY OF SHORT-TERM RENTAL UNITS, TO REQUIRE A LOCAL
12 OPERATOR FOR SHORT-TERM RENTAL UNITS, TO ADOPT RECORD-KEEPING
13 AND REPORTING REQUIREMENTS FOR SHORT-TERM RENTAL UNIT OWNERS
14 AND HOST PLATFORMS, AND TO CLARIFY OTHER PROVISIONS OF THE SHORT-
15 TERM RENTAL ORDINANCE; AMENDING THE LAND USE CODE DEFINITIONS IN
16 SECTION 14-12.1 SFCC 1987 AS THEY RELEATE TO SHORT-TERM RENTAL UNITS;
17 AMENDING SECTION 12-2.3 SFCC 1987 TO CLARIFY THAT A SHORT-TERM
18 RENTAL UNIT IS NOT A GROUP R-1 OCCUPANCY FOR PURPOSES OF FIRE
19 INSPECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

20
21 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

22 Section 1. Table 14-6.1-1 of the Land Development Code (being Ord. No. 2012-
23 37 § 2, as amended) is amended to read:
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CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R7 -1	RC-5, RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Reg s
RESIDENTIAL																						
Household Living																						
Short-Term Rental Unit	Permitted only as set forth in Section 14-6.2(A)(5), (6)																		Permitted only as set forth in Section 14- 6.2(A)(5), (6)	(A)(5), (A)(6)		

Section 2. Subsection 14-6.2(A)(5) of the Land Development Code (being Ord.

No. 2011-37 § 8, as amended) is amended to read:

14-6.2 USE-SPECIFIC STANDARDS

- (A) Residential Uses
 - (1) Continuing Care Community
 - (a) Density

Independent *dwelling units* are subject to the *density* standards of the district in which the *continuing care community* is located.
 - (b) Compliance with state and federal law

Continuing care communities must comply with all applicable *state* and federal laws and regulations.
 - (2) Mobile Home, Permanent Installation

In any district in which permanent single-*family* occupancy of a *mobile home* on an individual *lot* is allowed as a special use *permit* by the board of

1 adjustment, the following minimum standards apply:

2 (a) the *mobile home* shall be anchored to a concrete foundation and
3 skirted as specified by the *land use director*;

4 (b) the rental or lease of *mobile homes* used as single-
5 *family* residences on individual *lots* is prohibited; and

6 (c) minimum requirements for *lot size, front, side and rear yards*,
7 and all other standards pertaining to single-*family residential* land use set forth
8 in Chapter 14 apply.

9 (3) Mobile Home Park

10 (a) Applicability

11 New *mobile home parks* are prohibited as of December 10, 2012
12 (effective date of this Ordinance No. 2012-37). In a district in
13 which *mobile home parks* are allowed, the minimum standards set out in
14 this section apply.

15 (b) License

16 Prior to beginning operation, a *mobile home park* owner or
17 operator must obtain a business license from the *city* under the
18 provisions of Article 18-1 SFCC 1987.

19 (c) Inspection

20 The *city* may inspect a *mobile home park* for conformance with
21 the provisions of this section.

22 (d) Transfer of License

23 The *city* may issue a transfer of the license only after the
24 following:

25 (i) *application* in writing for transfer of a license and

1 payment of the transfer;

2 (ii) an inspection report by the *land use director* has been
3 submitted to the *governing body*, stating conformance or
4 nonconformance with the provisions of this section;

5 (iii) approval by the *governing body*.

6 (e) Revocation of License

7 The *governing body* may revoke a license to maintain and
8 operate a *mobile home park* , as provided in Article 18-1 SFCC 1987
9 when the *licensee* has violated any provision of this section.

10 (f) Posting

11 The license certificate shall be conspicuously posted in the office
12 of or on the *premises* of the *mobile home park* at all times.

13 (g) Standards

14 *Mobile home parks* shall comply with the standards set forth in
15 Subsection 14-7.2(1).

16 (4) Manufactured Homes

17 *Manufactured homes*:

18 (a) are permitted in any district in which site-built, *single-family*
19 *dwellings* are allowed;

20 (b) shall meet all requirements of other site-built, *single-family*
21 *dwellings* in the same district and all applicable historic or aesthetic standards
22 set forth in Chapter 14; and

23 (c) shall be constructed according to the Manufactured Home
24 Construction and Safety Standards, 24 CFR Section 3280.

25 (5) Short-Term Rental Units

1 (a) Purpose and Intent

2 This section shall be known as the *Short-Term Rental Unit* Ordinance. The
3 purposes of the *Short-Term Rental Unit* Ordinance are the following:

4 (i) to ensure that the operation of *short-term rental units* does
5 not disrupt the character of the *city's* residential neighborhoods or affect the quality
6 of life of neighboring residents;

7 (ii) to prevent speculators from purchasing multiple homes
8 for the purpose of operating multiple *short-term rental units*, thereby reducing the
9 availability of long-term housing;

10 (iii) to allow residents who comply with the *city's short-term*
11 *rental unit* regulations the option of utilizing their homes and *accessory dwelling*
12 *units* as *short-term rental units* to create wealth and generate supplemental income;

13 (iv) to minimize public safety risks associated with *short-term*
14 *rental units*, such as higher traffic levels, parking issues, noise, litter, and other
15 public nuisances; and

16 (v) to ensure that an *owner* or *operator* of a *short-term rental*
17 *unit* follows applicable regulations, including the payment of all applicable fees
18 and taxes.

19 (b) Short-Term Rental *Permit* or Registration Required

20 (i) An *owner* of a *short-term rental unit* must have a *city-*
21 *issued* business license and either a *short-term rental permit* or a *short-term rental* registration, as
22 set forth in subsections 14-6.2(A)(5)(c) and (d).

23 (ii) An *owner* or *operator* shall not operate, rent, offer to rent,
24 or advertise a *short-term rental unit* without a valid *permit* or registration.

25 (iii) A *city-issued permit* or registration number must be

1 included in all advertising of a *short-term rental unit*, including listings on a *host platform*.

2 (c) *Permit; Residentially Zoned Property.*

3 (i) *Permit.* A *short-term rental unit* on *residentially zoned*
4 *property* requires a *city-issued permit*.

5 (ii) *One thousand (1000)-Permit Limit.* The *land use director*
6 shall issue a maximum of one thousand (1000) *short-term rental permits*. The land use department
7 shall process *applications* in the order of receipt and shall issue new *permits* in the order that
8 complete *applications* are received. If the number of *permits* reaches the one thousand (1000)-
9 *permit* limit, then the land use department shall stop processing *applications* and shall add
10 *applicants* to a waiting list until a *permit* becomes available. If an *applicant* waits on the list for a
11 year or longer, the *land use director* may require the *applicant* to indicate a continued interest in
12 remaining on the list.

13 (iii) *One (1) Permit per Natural Person Limit.* The *land use*
14 *director* shall issue *permits* to *natural persons* only, and each *natural person* may possess a
15 maximum of one (1) *permit*. If the subject *property* is owned by a legal or business entity, the
16 *permit* must be held in the name of a person with legal authority to act on behalf of that entity. The
17 fact that a *permit* must be issued to a *natural person* does not mean that the *property* cannot be
18 titled in such entities as a revocable trust, an LLC, or a corporation. The *land use director* shall not
19 issue *permits* to *dwelling units* that are comprised of multiple, time-divided ownership interests,
20 provided, however, that certain *dwelling units* may be eligible to maintain short-term rental
21 registrations, as set forth in subsection 14-6.2(A)(6)(b).

22 (iv) *Permit Not Transferrable.* A *permit* is not transferable to
23 another person or *property*. Upon the transfer of ownership of a *short-term rental unit*, the short-
24 term rental *permit* shall terminate and revert to the land use department. If the new *owner* wishes
25 to use the *property* as a *short-term rental unit*, the *owner* shall submit a new *application* to the land

1 use department. A transfer that does not result in new ownership of the *property*, such as a transfer
2 to the owner's revocable trust for estate planning purposes or a transfer to an LLC where there is
3 no change in the ownership interest in the *property*, does not constitute a transfer for purposes of
4 this subparagraph. Upon the death of the *permit* holder, the *permit* may be transferred to the
5 *permit* holder's spouse or domestic partner if the spouse or domestic partner submits a
6 written request to the *land use director* within ninety (90) days after the *permit* holder's
7 death, the spouse or domestic partner owns or will own the *property* upon the settlement
8 of the *permit* holder's estate, and the spouse or domestic partner does not already hold a
9 short-term rental *permit*.

10 (v) Frequency of Rental. A permitted *short-term rental unit*
11 shall not be rented more than once within a seven (7)-day period. The limitation set forth in this
12 subparagraph shall not apply to rentals that begin between November 15 and January 15.

13 (vi) Proximity. Subject to the exceptions listed below, the
14 *land use director* shall not issue a new *permit* for a *short-term rental unit* if the subject *property*,
15 as identified in the *application*, is located within a fifty (50)-foot radius of a *residentially zoned*
16 *property* that has a permitted *short-term rental unit*. The radius shall be measured from the subject
17 *property* boundary. This limitation shall not apply to the following:

18 (A) an *application* for a *short-term rental unit* that
19 complies with the requirements set forth in the *accessory dwelling unit* ordinance, subsection 14-
20 6.3(D)(1);

21 (B) an *application* for a *short-term rental unit* in a
22 *multiple-family dwelling development* that contains four (4) or more *dwelling units*, provided,
23 however, that the *land use director* shall not issue short-term rental *permits* for more than twenty-
24 five (25%) of such *dwelling units*, rounded down to the nearest whole number, and shall not issue
25 more than twelve (12) short-term rental *permits* within a single building within a *multiple-family*

1 *dwelling development.*

2 (d) Registration; *Non-Residentially Zoned Property.*

3 (i) Registration. A *short-term rental unit* on *non-residentially zoned*
4 *property* requires a *city-issued* registration.

5 (ii) Proximity. The *land use director* shall not issue more than twelve
6 (12) *short-term rental registrations* within a single building within a *multiple-family dwelling*
7 *development.*

8 (e) General Provisions

9 Unless otherwise stated, the following general provisions apply to all
10 *short-term rental units.*

11 (i) A *short-term rental unit* must have a local *operator* that is
12 available twenty-four (24) hours per day, seven (7) days per week, to respond to complaints
13 regarding the operation or occupancy of the *short-term rental unit.* The *operator* must be accessible
14 by telephone and able to be physically present at the *short-term rental unit* within one (1) hour of
15 being contacted.

16 (ii) An *owner* of a *short-term rental unit* shall provide *off-street*
17 *parking* on site as follows:

18 (A) one (1) bedroom, one (1) parking space; and

19 (B) two (2) or more bedrooms, two (2) parking spaces.

20 (iii) A *short-term rental unit* must meet all applicable building, fire,
21 and safety codes, and all toilets, faucets, and shower heads must meet the water conservation
22 requirements described in Section 25-2.6 SFCC 1987.

23 (iv) Prior to issuance of a *permit* or registration, a *short-term rental*
24 *unit* must have a *certificate of occupancy* to ensure compliance with all applicable codes.

25 (v) At or before the time of *application* for a *permit* or registration,

1 the *owner* of a *short-term rental unit* must also apply for and obtain a business license under Section
2 18-1 SFCC 1987.

3 (vi) An *owner* or *operator* shall not allow *guests* to park recreational
4 vehicles on site or on the street.

5 (vii) *Short-term rental units* located on *residentially zoned property*
6 shall be used exclusively for residential purposes and shall not be used for commercial activities or
7 events, defined as intending to make money, offering goods or services for sale, or conducting any
8 other event or activity that is not residential in nature. An activity “not residential in nature”
9 includes gatherings in excess of two (2) times the number of legally allowed *guests* in the *short-*
10 *term rental unit*, unless the activity or event is otherwise permitted by the *city*.

11 (viii) The total number of *guests* that may occupy a *short-term rental*
12 *unit* is twice the number of bedrooms.

13 (ix) Noise or other disturbance emitted from a *short-term rental unit*
14 is prohibited after 10:00 p.m., including noise or disturbances emitted from decks, portals, porches,
15 balconies, or patios.

16 (x) The *owner* or *operator* of a *short-term rental unit* shall notify all
17 guests in writing of relevant *city* ordinances, including the *city*’s nuisance and water conservation
18 ordinances. All *guests* shall comply with all relevant *city* ordinances.

19 (xi) The *owner* shall pay all applicable local, state, and federal taxes,
20 including lodgers’ tax, gross receipts tax, and income tax.

21 (f) *Application* for a Short-Term Rental *Permit* or Registration

22 An *applicant* shall submit an *application* for a short-term rental *permit* or
23 registration that includes the following information and documentation:

24 (i) the name and phone number of the local operator;

25 (ii) *owner* and *operator*, affirming that they will operate the *short-*

1 *term rental unit* in compliance with this subsection 14-6.2(A)(5) and all other applicable laws, *city*
2 codes, and private covenants; and that no private covenants prohibit the operation of the *short-term*
3 *rental unit*; and

4 (iii) additional information, documentation, and submittals as required
5 by the *land use director*.

6 (g) *Permit and Registration Renewals*

7 (i) Unless revoked pursuant to section 14-11.4, an *owner* may renew
8 a short-term rental *permit* or registration annually.

9 (ii) An *application* filed on or after January 1, 2022 for renewal of a
10 *permit* or registration shall include the records required by subparagraph 14-6.2(A)(5)(k) for the
11 previous one (1) year.

12 (iii) An owner must renew a short-term rental *permit* or registration
13 and the associated business license by March 15 of each year. If a *permit* or registration is not
14 renewed by March 15, the owner may pay a late fee of fifty dollars (\$50) to extend the time for
15 filing to renew to April 15. If a *permit* is not renewed by its expiration date, including any thirty
16 (30) day extension, then the *permit* will revert to the land use department and will become available
17 to the next eligible *applicant* on the waiting list, if any. An *owner* whose *permit* or registration has
18 expired may submit a new *application* for a short-term rental *permit* or registration to the *land use*
19 *director*. Issuance of a new permit is subject to the availability of *permits*.

20 (h) *Fees for Short-term Rental Units*

21 The following fees shall be used only to administer, manage, and enforce this
22 subsection 14-6.2(A)(5) and relevant sections of Chapter 18 SFCC 1987, which address applicable
23 licenses and taxes.

24 (i) *Application fee*. An *application* for a new short-term rental *permit*
25 or registration shall be accompanied by a one-time non-refundable *application*, processing, and

1 inspection fee of one hundred dollars (\$100).

2 (ii) Business license fee. A *short-term rental unit* is subject to an
3 annual business license fee of thirty-five dollars (\$35).

4 (iii) *Permit fee.* A *short-term rental unit* on *residentially zoned*
5 *property* is subject to an annual *permit* fee of two hundred and ninety dollars (\$290).

6 (iv) Registration fee. A *short-term rental unit* on *non-residentially*
7 *zoned property* is subject to an annual registration fee of two hundred and ninety dollars (\$290).

8 (i) Inspections

9 The *city* shall perform an inspection prior to the issuance of an initial
10 *permit* or registration to ensure compliance with subsection 14-6.2(A)(5) and all applicable fire,
11 health, and safety requirements; and may, upon notice to the *owner*, perform additional inspections
12 as warranted. To obtain a short-term rental *permit* or registration, a *dwelling unit* must meet the
13 following requirements:

14 (i) fire evacuation plan;

15 (ii) carbon monoxide detection;

16 (iii) smoke alarms in all bedrooms;

17 (iv) fire extinguishers on each floor;

18 (v) no storage of combustible materials in mechanical, boiler, or
19 electrical rooms;

20 (vi) fireplace or wood stove must have non-combustible ash receptacle
21 outside the *dwelling unit*; and

22 (vii) address numerals must be at least four (4) inches tall, with one-
23 half inch stroke width, in contrasting color, visible from the street.

24 (j) Required Notice for Short-term Rental *Permits*

25 (i) Within ten (10) days after the issuance or renewal of a short-term

1 rental *permit*, the *owner* or *operator* shall mail notices by first-class mail to the homeowners
2 association within which the unit is located (if applicable); to the *owners* of *residentially zoned*
3 *property* within two hundred (200) feet of the subject *property*, exclusive of rights of way, as shown
4 in the records of the county assessor; to the physical addresses of such properties where such
5 address is different than the address of the *owner*; and to the land use department.

6 (ii) The notices shall be on a form approved by the *land use director*.

7 (iii) The notices shall contain the name and phone number of the local
8 *operator*. Within ten (10) days after any change in the contact information for the local *operator*,
9 the *owner* or *operator* shall mail a new notice to all parties entitled to notice.

10 (iv) Within ten (10) days of the mailing, the *owner* or *operator* shall
11 provide the *land use director* with copies of all required mailing lists and an affidavit of mailing
12 signed by the person who mailed the notices.

13 (k) Records

14 Each *owner* or *operator* shall maintain records for the *owner's short-term rental*
15 *unit* for at least the most recent three (3) years for the *owner's short-term rental unit* or units and
16 shall make such records available to the *city* for inspection upon request. The records that must be
17 maintained for each *short-term rental unit* include the following:

18 (i) For a *short-term rental unit* located on *residentially zoned*
19 *property*, the starting date of each reservation and the number of nights rented for each reservation;

20 (ii) For all *short-term rental units*, the amount of rent guests paid by
21 month; and

22 (iii) For all *short-term rental units*, the amount of each type of tax and
23 fee the owner paid to the *city* in connection with rental of the unit by month.

24 (l) Violations and Penalties

25 If an *owner* or *operator* fails to obtain the necessary *permit* or registration

1 before renting, offering to rent, or advertising a short-term rental unit; fails to pay or report
2 applicable taxes; or otherwise fails to adhere to the provisions of subsection 14-6.2(A)(5), the
3 *owner* or *operator* shall be subject to the enforcement provisions set forth in Sections 1.3 and 14-
4 11 SFCC 1987 and all other legal remedies and enforcement actions available under the law. These
5 may include civil or criminal penalties or revocation of a short-term rental *permit* or registration.

6 (m) Restrictive Covenants

7 Private restrictive covenants, enforceable by those governed by
8 the covenants, may prohibit *short-term rental units*.

9 (n) Real Estate Disclosure

10 A real estate broker listing *property* in Santa Fe shall provide
11 prospective buyers with a current copy of this ordinance.

12 (o) Host Platforms.

13 (i) A *host platform* shall require an *owner* or *operator* of a *short-term*
14 *rental unit* to include a *city*-issued *permit* or registration number in all listings or advertisements
15 for a *short-term rental unit*.

16 (ii) Upon notice from the *city* that a *permit* or registration number on
17 a *short-term rental unit* listing is invalid, the host platform shall deactivate that listing within five
18 (5) business days.

19 (iii) A *host platform* shall provide a monthly report to the *city* that
20 includes the web address (URL) for each *property* listed on the *host platform*, together with
21 the *permit* or registration number associated with that URL.

22 (6) Existing Short-Term Rental *Permits* and Registrations

23 (a) Short-term rental *permits* and registrations held at the time the ordinance
24 amending subsection 14-6.2(A) SFCC 1987 (Ordinance No. 2020-35) is adopted remain valid and
25 are not subject to the limitations on proximity set forth in subsection 14-6.2(A)(5)(c) or (d) or the

1 limit of one *permit* per natural person set forth in subsection 14-6.2(A)(5)(c)((iii). The *owner* does
2 not need to renew those *permits* or registrations until they expire. Upon expiration, and in
3 subsequent years, the *owner* is eligible to timely renew the *permits* or registrations pursuant to
4 subsection 14-6.2(A)(5)(i), subject to compliance with applicable requirements of subsection 14-
5 6.2(A)(5) and payment of required fees.

6 (b) A *short-term rental unit* that is validly permitted or registered at the time
7 the ordinance amending subsection 14-6.2(A) SFCC 1987 (Ordinance No. 2020-35) is adopted and
8 that either is located within a *development containing resort facilities* or is comprised of multiple,
9 time-divided ownership interests may continue to operate as a *short-term rental unit* as provided in
10 this subparagraph. Such units are not subject to the limitations on proximity set forth in subsection
11 14-6.2(A)(5)(c) or (d) or the limit of one (1) *permit* per natural person set forth in subsection 14-
12 6.2(A)(5)(c)((iii). Upon expiration of the existing *permit* or registration and in subsequent years,
13 the *owner* is eligible to timely file a renewal *application* and to obtain a short-term rental
14 registration for the following year. Eligible units shall be issued a short-term rental registration, not
15 a *permit*, regardless of whether the unit is located on residentially or non-residentially zoned
16 *property*, subject to ongoing compliance with applicable requirements of subsection 14-6.2(A)(5)
17 and payment of applicable fees.

18 (7) *Dwelling Units* in Specified Commercial Districts

19 In the C-2 and SC Districts, *dwelling units* do not include mobile homes or
20 recreational vehicles and shall be one of the following:

21 (a) *accessory dwelling units* for occupancy only by *owners*, employees, or
22 tenants of nonresidential uses that are operated on the same premises;

23 (b) part of a planned development;

24 (c) part of a use for which a development plan or special use *permit* is
25 required; or

1 (d) part of a qualifying residential project within the Midtown LINC Overlay
2 District.

3 **Section 3. Section 14-12.1 of the Land Development Code (being Ord. No. 2011-**
4 **37, § 15 as amended) is amended to add and amend the following definitions:**

5 **14-12.1 DEFINITIONS**

6 DEVELOPMENT CONTAINING RESORT FACILITIES, SHORT-TERM RENTAL

7 *A development* in which the *owners* own two (2) or more of the following facilities in common and
8 have obtained a special use *permit* for operation of those facilities: swimming pools, spa facilities,
9 golf courses, restaurants, or tennis facilities.

10 GUEST, SHORT-TERM RENTAL

11 Any person who rents a *short-term rental unit* or occupies a *short-term rental unit* during a rental
12 period.

13 HOST PLATFORM, SHORT-TERM RENTAL

14 An internet website, a mobile application, or any other forum used to connect a short-term rental
15 *owner* or *operator* with guests and to facilitate the booking of a *short-term rental unit*.

16 NATURAL PERSON

17 An individual human being, as opposed to an organization of any form or a business entity.

18 OPERATOR, SHORT-TERM RENTAL

19 A person who, with or without a short-term rental *permit* or registration, rents or offers to rent a
20 *short-term rental unit* to guests.

21 SHORT-TERM RENTAL UNIT

22 *A dwelling unit* or *accessory dwelling unit*, or any portion of a *dwelling unit* or *accessory dwelling*
23 *unit*, that is offered for rent or rented for a period of less than thirty (30) days.

24 **Section 4. Section 12-2.3 of SFCC 1987 (being Ord. No. 2004-53, §§ 6, 7 as**
25 **amended) is amended as follows:**

1 **12-2.3 Annual fire inspections.**

2 The following types of occupancies, as defined by the International Building Code, shall
3 require an annual inspection by the fire department for compliance with the fire code of the *city* of
4 Santa Fe.

5 A. Group A-1 occupancies (assembly occupancies including, but not limited to,
6 motion picture theaters, and symphony and concert halls, theaters);

7 B. Group A-2 occupancies (assembly occupancies including, but not limited to,
8 banquet halls, night clubs, restaurants, taverns, and bars);

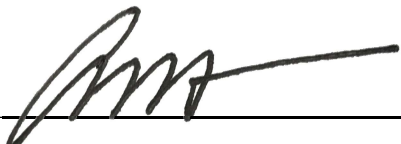
9 C. Group E occupancies (occupancies for educational purposes);

10 D. Group M occupancies, or greater, (mercantile occupancies including, but not
11 limited to, department stores, drug stores, markets, motor fuel-dispensing facilities, retail or
12 wholesale stores, sales rooms); and

13 E. Group R-1 occupancies (residential occupancies where the occupants are primarily
14 transient in nature including, but not limited to, boarding houses, hotels, and motels).

15 **Section 5: Effective Date.** The provisions of this ordinance shall become effective January
16 1, 2021.

17 PASSED, APPROVED, and ADOPTED this 9th day of December, 2020.

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21 ALAN WEBBER, MAYOR

22 ATTEST:

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25 YOLANDA Y. VIGIL, CITY CLERK

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APPROVED AS TO FORM:



ERIN K. McSHERRY, CITY ATTORNEY

Bill No. 2020-32

Legislation/2020/Ordinances/2020-35 Short-Term Rental Changes