

AN ORDINANCE AMENDMENT
CREATING A NEW SECTION SFCC 14-6.2(C)(12)

Councilor Karen Heldmeyer

14.6.2(C)(12) Short term rentals in residentially zoned neighborhoods

(a) Intent

The intent of this section is to insure that any short-term rentals that occur in residentially-zoned neighborhoods are in keeping with the residential character of the neighborhood.

(b) Prohibition on short-term rentals

Except as provided for in Section 14-6.2.(C)(12)(c), rentals of less than 30 days will not be allowed in residentially-zoned districts.

(c) Limited short-term rentals

An owner of a dwelling unit within a residentially-zoned district is allowed to rent that unit for two rental periods within a calendar year as long as the rental meets the following conditions:

- (i) Minimum 7 day rental period.;
- (ii) Off-street parking available to the tenants, as designated in SFCC 14-8.6-1; if there is any fee associated with that parking, that fee must be included in the rental price;
- (iii) Occupancy limited to five (5) or fewer unrelated persons or no more than 3 related persons per bedroom;
- (iv) Posting of a phone number, where it is visible to the renter and the neighbors, where the owner can be reached at all times;

(v) Application to the city for a permit to allow a short-term rental, with a permit fee of \$200 per rental period.

(vi) All short-term rentals shall be in compliance with all sections of the Santa Fe City Code, including, but not limited to, SFCC Sections 10-1, 10-2, and 10-4.

(vii) All proceeds from the short-term rental of property shall be subject to the city's Gross Receipts Tax and the city's Lodgers' Tax.

(d) Any property owner who is found to be in violation of any section of SFCC 14-6.2(C)(12) will forfeit the right to have short-term rentals at the address at which that violation occurred.

Addendum to SFCC Section 14-8.6, Table 14-8.6-1

Under Category: Commercial

Specific use: short-term rental in residential district

Parking and loading: One space per bedroom