

Santa Fe Short Term Rental Operators and the Local Businesses They Support Need Your Help

Let's keep Santa Fe welcoming by protecting short term rental businesses that:

- generate an estimated \$500,000 in gross receipts and lodgers' tax revenue that benefits the entire community and have an excellent record of operating with very few complaints;
- protect local jobs that support the short term rental business, like Santa Fe plumbers, painters, electricians, landscapers, roofers, window repair, appliance repair, carpet and floor technicians, pest control, chimney maintenance, house cleaning services, insurance companies, architects, remodelers and property managers;
- offer diverse stay options for our well-mannered, well-heeled visitors and guests who desire an authentic southwest experience by renting a charming adobe-style home of their choice;
- support the entrepreneurship of our local-owned short term rental businesses whom work diligently to promote Santa Fe and provide premium, well-maintained properties to guest and visitors;
- keep the arts community in Santa Fe thriving by offering unique and reasonably-priced short term housing options for art lovers, buyers, performers, and their appreciative audience members;
- meet the new short term housing needs of our growing wedding, family reunion and film businesses;
- provide housing for hundreds of legislators and staff from all over New Mexico during the legislative session, which is traditionally the slow season for the hospitality industry.
- expand the City's housing options for guests and visitors invited to participate in the 400th Anniversary of the City of Santa Fe. This series of historic events should attract visitors from across New Mexico, the United States and the World;
- provide quiet, relaxing vacations that compliment more full-service facilities offered by hotels and bed and breakfasts; and
- offer opportunities for people who are considering relocating to Santa Fe to enjoy the flavor of Santa Fe in advance of their move;

Newly proposed short term rental ordinances by the City of Santa Fe could effectively shut down these local businesses producing negative impacts on the Santa Fe economy. Owners may be forced to sell, keep properties empty potentially attracting crime and neighborhood decline or accept long term rentals to help maintain the property over time.

Other "destination" resort or historic communities* have found ways to regulate short term rentals to protect small businesses and permit the flexibility needed to meet consumer demands. Examples include:

- owner or property registration noting occupancy limits;
- modest business license or permit fees (\$10 to \$35);
- collection of lodgers' or transient occupancy tax and penalties for nonpayment;
- maintaining a registry of tenants;
- clear posting of contact information of responsible parties; and
- violation fees of \$300-\$500.

Many destination resort cities and towns do not regulate tourist homes or offer exemptions for tourist homes under three bedrooms or units.

* Bar Harbour, ME; Big Sky, MT; Charlottesville, VA; Chatham, MA; Chestertown, MD; Durango, CO; Ellensburg, WA; Hillsborough, NC; Lake Tahoe; Little Rock, AR; Key West, FL; Morgantown, WV; New Orleans, LA; Park City, UT; Providence, RI; Ruidoso, NM; San Antonio, TX; Santa Barbara, CA; Solana Beach, CA; Tucson, AZ; West Hollywood, CA; Williamsburg, VA; and Woodstock, IL.