## CITY of ALBUQUERQUE TWENTY THIRD COUNCIL

CO	UNC	L BILL NO. R-18-49 ENACTMENT NO.
SP	ONSC	DRED BY: Diane G. Gibson
	1	RESOLUTION
	2	CREATING A TASK FORCE TO EXPLORE OPTIONS TO REGISTER AND
	3	REGULATE SHORT TERM RENTALS IN THE CITY.
	4	WHEREAS, a short term rental is commonly defined as a rental in a single
	5	family residence or apartment of 29 days or less but is not a defined use
	6	within the Integrated Development Ordinance and is currently regulated in the
<u> [Bracketed/Underscored Material]</u> - New <u>Bracketed/Strikethrough Material]</u> - Deletion	7	same way that other residential uses are regulated; and
	8	WHEREAS, since the advent of online short term rental websites, the
	9	number of short term rentals in Albuquerque has increased significantly; and
	10	WHEREAS, short term rentals are a new and increasing land use in many
	11	communities across the country that many communities are working to
	12	address; and
		WHEREAS, short term rentals can bring both benefits and challenges to a
	14	community; and
Mate	15	WHEREAS, short term rentals can contribute to overall economic
	16	development, the local sharing economy, and support tourism; and
SISC FOR	17	WHEREAS, short term rentals can raise concerns about noise, safety,
<u>\$</u>	18	parking, and the impact on the availability and pricing of long term rentals;
99/L Stri	19	and
sket et let	20	WHEREAS, visitors who stay in hotels, motels, and bed & breakfast
	21	establishments pay a six (6) percent Occupancy Tax to the City of
<u> </u>	. 22	Albuquerque, but visitors who stay in short term rentals currently only pay
	23	these taxes dependent on which booking platform they use; and
	24	WHEREAS, the City of Albuquerque Occupancy Tax is comprised of a five
	25	(5) percent Lodgers Tax and a one (1) percent Hospitality Tax that is collected
	26	by the lodging establishments, and which provides revenues for advertising,

22

- 1 publicizing, and promoting certain recreational and tourist facilities as well as
- 2 for the construction of such facilities; and
- 3 WHEREAS, a number of communities across the country, including but not
- 4 limited to Santa Fe, New Mexico and New Orleans, Louisiana, are looking at
- 5 different ways to effectively regulate and register short term rentals; and
- 6 WHEREAS, exploring ways to address this issue through a task force
- 7 comprised of members of the public and knowledgeable City staff could result
- 8 in recommendations on how best to establish a system to register and
- 9 regulate short term rentals.
- 10 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
- 11 ALBUQUERQUE:
- 12 Section 1. A twelve (12) member Short Term Rental Task Force is
- 13 established.
- 14 Section 2. The Task Force shall be made up of the following members:
- 15 A. One City staff member from the City's Planning Department
- 16 knowledgeable in the area of Short Term Rentals and registration fees; and
- 17 B. One City staff member from the City's Code Enforcement Division
- 18 knowledgeable in the area of residential uses, short term rentals, and
- 19 enforcement; and
- 20 C. One City staff member from the City Legal Department
- 21 knowledgeable in land use and zoning enforcement; and
  - D. One Staff member from each the City Council Services Department
- 23 and Mayor's Office; and
- 24 E. One City staff member from the Treasury Department knowledgeable
- 25 in occupancy taxes;
- 26 F. One representative from the Visit ABQ that is knowledgeable in
- 27 lodging and tourism; and
- 28 G. One representative from the Real Estate industry knowledgeable in
- 29 short term rental properties; and
- 30 H. Two community members appointed by the Council with special
- 31 knowledge or interest in issues and community impacts associated with short
- 32 term rental properties; and

33

1	I. Two representatives from the lodging industry, at least one of which
2	is involved with the short term rental industry.
3	Section 3. The City Council Services, Planning Department, and Code
4	Enforcement representatives will coordinate with other city officials on
5	matters related to the Building Code, Environmental Health, Solid Waste, Risk
6	Management, and with the Fire Marshall, as needed.
7	Section 4. This Task Force shall explore: a) options for registration of
8	short term rentals; b) options for regulation of short term rentals to address
9	concerns about safety, nuisance, and compatibility; c) options for the City to
10	collect appropriate registration fees and lodging taxes; and d) any other
11	relevant and helpful options relating to this issue. This Task Force shall
12	prepare a list of recommendations for potential programs or legislation that
13	could help address issues related to short term rentals in the City by no later
14	than March 1, 2019. This list of recommendations shall be made available to
15	all Councilors and the Mayor.
16	Section 5. This Task Force is a fact finding and recommending body and
17	not a final policy making body; accordingly, any meetings of this Task Force
18	are not subject to the New Mexico Open Meetings Act.
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