

## RESOLUTION NO. 9-2022

### A RESOLUTION SETTING AN APPLICATION FEE FOR SHORT TERM RENTAL LICENSES

**WHEREAS**, Alamosa's Unified Development Code ("UDC"), codified in Chapter 21 of the *Code of Ordinances of the City of Alamosa*, establishes a comprehensive means of regulating the use and development of property within the City of Alamosa, including short term rentals; and

**WHEREAS**, pursuant to Section 21-8-505(a) of the *Code of Ordinances of the City of Alamosa*, Council establishes a schedule of fees for applications and permits by resolution from time to time; and

**WHEREAS**, also pursuant to Section 21-8-505(a), these fees shall be charged to offset the cost of application processing (including any application for amendments of existing approvals), reviews, public notices, hearings, and recordkeeping; and,

**WHEREAS**, Section of the 21-2-405, *Code of Ordinances of the City of Alamosa*, as amended by Ordinance 25-2021, results in the need to establish fees for short term rental licenses; and

**WHEREAS**, regulating short-term rental units is a complex balance of competing interests, such as tourist demand and revenue, individual property rights, the effect on attainable and workforce housing, and the impact of these short-term guests on permanent residents and local neighborhoods; and

**WHEREAS**, by taking away from available housing stock, short term rentals have a measurable impact on housing availability and affordability in the City of Alamosa; and

**WHEREAS**, a lack of housing affordability and availability is an ongoing challenge in Alamosa and the entire San Luis Valley, as documented by the *Alamosa Housing Needs Assessment* and the *San Luis Valley Housing Needs Assessment* completed in 2021, but housing and job markets are interconnected across the Valley; and

**WHEREAS**, Developing new housing is burdened by high costs of construction and capital improvements, so retaining and preserving existing housing stock is a crucial component of meeting the existing housing demands, as described in the 2021 *Alamosa Housing Needs Assessment* and identified as a priority in Alamosa's *Housing Action Plan*; and

**WHEREAS**, Council desires to officially establish by resolution a short term rental application fee to offset the impacts of short term rentals on the community and the cost of processing said applications; and

**WHEREAS**, Council directs all fees go toward the implementation of the City of Alamosa's housing goals;

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, by the City Council of the City of Alamosa, Colorado, as follows:

1. A fee for issuance of a new short term rental license for any given address or unit is established in the amount of \$750

2. A fee for renewal of any existing short term rental license is established in the amount of \$300. Lawfully established short term rentals with a valid business license and having kept it continuously current as of the effective date of this resolution shall be charged the renewal rate.

3. All revenue from short term rental license fees shall be retained in a specifically designated "Housing Plan Implementation Fund" and may only be used to address specific needs identified as a priority in the City's then-current *Housing Action Plan*.

This Resolution shall become effective immediately upon its adoption.

**APPROVED, PASSED AND ADOPTED** this 20<sup>th</sup> day of April, 2022.

CITY OF ALAMOSA

By \_\_\_\_\_  
Ty Coleman, Mayor

ATTEST:

\_\_\_\_\_  
Holly C. Martinez, City Clerk