

ALTO LAKES SPECIAL ZONING DISTRICT

P.O. BOX 578, ALTO, NM 88312

www.nmalszd.com

As part of ALTO LAKES SPECIAL ZONING DISTRICT Short Term Rental procedures and process, Red Tag Fees/Fines will be amended as follows:

Red Tag 1st Violation \$200.00

Property owner/property management/representative must contact ALSZD within 24 hours of Red Tag Violation to resolve. For every day that lapses without ALSZD being contacted an additional amount of \$50.00 per day will be automatically added to the \$200.00 Red Tag Violation amount. Compliance Inspection must be conducted by ALSZD, \$150.00 fee at owner's expense, prior to resuming rentals. ALSZD will remove the Red Tag upon completion and resolution of Red Tag issue(s). Fee for unauthorized removal of Red Tag \$50.00

Red Tag 2nd Violation \$500.00

Property owner/property management/representative must contact ALSZD within 24 hours of Red Tag Violation to resolve. For every day that lapses without ALSZD being contacted an additional amount of \$100.00 per day will be automatically added to the \$500.00 Red Tag Violation amount. Compliance Inspection must be conducted by ALSZD, \$150.00 fee at owner's expense, prior to resuming rentals. ALSZD will remove the Red Tag upon completion and resolution of Red Tag issue(s). Fee for unauthorized removal of Red Tag \$50.00

Red Tag 3rd Violation \$1000.00

Property owner/property management/representative must contact ALSZD within 24 hours of Red Tag Violation to resolve. For every day that lapses without ALSZD being contacted an additional amount of \$200.00 per day will be automatically added to the \$1000.00 Red Tag Violation amount. Compliance Inspection must be conducted by ALSZD, \$150.00 fee at owner's expense, prior to resuming rentals. ALSZD will remove the Red Tag upon completion and resolution of Red Tag issue(s). Fee for unauthorized removal of Red Tag \$50.00

Be advised, ALSZD reserves the right to revoke a Short Term Rental Permit on the 3rd violation, fees/fines are due and payable regardless. Short Term Rental Permit fee and Compliance Inspection fee is Nonrefundable.

The above changes will go into effect as of February 13, 2025.



James Abbott, Chair



Chris Goff, STR



Robert McWilliams, Treasurer