

ALTO LAKES SPECIAL ZONING DISTRICT

P.O. Box 578, Alto, NM

88312

www.nmalszd.com

As part of ALSZD's updated short-term rental monitoring program, our administrative cost has increased significantly; therefore, effective January 1, 2022, the cost for a two (2) year permit will be \$900.00. The increase is expected to defray these costs for at least the next two years before another increase could potentially be necessary.

In addition, due to the ever-increasing costs to pursue enforcement, and the rising incidence of complaints and issues caused by non-compliant permit holders, the following will be added to the Zoning Short-Term Rental ordinance:

1. First complaint verified — \$100, fee waived if violation resolved within 24 hours, no further action, written notice to owner/property management company.
2. Second complaint verified - \$500.00 fine to owner/property management company along with a reminder this can potentially turn into a lien.
3. Third complaint verified — \$2,600 + fees and permit revoked for one (1) year.

Above changes will go into effect on January 1, 2022.


Roi Ratliff, ALSZD Chair


Nicki Foreman, Secretary ALSZD


Pam Wilson, STR ALSZD