



VILLAGE OF CORRALES

ORDINANCE NO. 23-08

AN ORDINANCE AMENDING SECTION 18-45 (f)(2)(a)(i) and (ii) and 18-45 (f)(6)(a) REGARDING SHORT-TERM RENTAL MAXIMUM NUMBER OF OCCUPANTS

WHEREAS, the Village of Corrales Code Chapter 18-45 (f) (2) (a)(i) currently reads

(2) *Application and Fee.* Anyone wishing to engage in short-term rentals must submit a completed application. The application shall be returned to the Administrator accompanied by the appropriate application fee and must show, at a minimum:

- a. The maximum number of occupants and vehicles that the dwelling unit can accommodate.
 - (i) In commercial zones, there can be no more than six guest rooms on a short-term rental property and no more than two total occupants per bedroom being used as a short-term rental. Children ages twelve (12) and under staying with a parent or guardian are not covered by the occupancy limit if the size of the room accommodates it and it is allowed by the owner or operator of the dwelling unit.
 - (ii) In the A-1 and A-2 zones, there can be no more than four guest rooms on a short-term rental property and no more than two occupants per bedroom being used as short-term rental. Children ages twelve (12) and under staying with a parent or guardian are not covered by the occupancy limit if the size of the room accommodates it and it is allowed by the owner or operator of the dwelling unit.

WHEREAS, the Village of Corrales Code Chapter 18-45 (f)(6)(a) currently reads:

(6) *Conditions of issuance of short-term rental permit.*

- a. Events not permitted. Short-term rental permits only allow overnight accommodations, with or without the service of breakfast, to registered overnight guests only. No property for which a short-term rental permit has been issued shall be used as an event center for parties, weddings or other gatherings where additional persons other than registered overnight guests are present. This is a condition of the issuance of a short-term rental permit which the permit holder accepts upon issuance of the permit by the Village. In addition to other penalties under the Village Code, a violation of this condition may result in the revocation of the short-term rental permit.

WHEREAS, the Planning and Zoning Commission has suggested changes to these sections of Village code,

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE VILLAGE OF CORRALES THAT:

Section 1. Section 18-45 (f)(2)(a)(i) be amended to read:

- (i) In commercial zones, there can be no more than six guest rooms on a short-term rental property and no more than two total occupants per bedroom being used as a short-term rental.

Section 2. Section 18-45 (f)(2)(a)(ii) be amended to read:

- (ii) In the A-1 and A-2 zones, there can be no more than four guest rooms on a short-term rental property and no more than two occupants per bedroom being used as a short-term rental.

Section 3. Section 18-45 (f)(6)(a) be amended to read:

(6) *Conditions of issuance of short-term rental permit.*

- (a) Events not permitted in residential zones. Short-term rental permits only allow overnight accommodations, with or without the service of breakfast, to registered overnight guests only. No property in the A-1, A-2, or Historic zones for which a short-term rental permit has been issued shall be used as an event center for parties, weddings or other gatherings where additional persons other than registered overnight guests are present. This is a condition of the issuance of a short-term rental permit which the permit holder accepts upon issuance of the permit by the Village. In addition to other penalties under the Village Code, a violation of this condition may result in the revocation of the short-term rental permit.

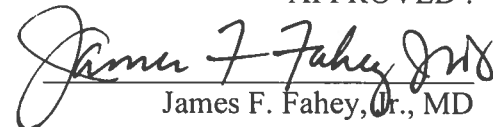
SEVERABILITY CLAUSE: Should any section, paragraph, clause or provision of this Ordinance be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance. The Governing Body of the Village of Corrales hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, word or phrase thereof irrespective of any one or more sections, subsections, sentences, clauses, words or phrases being declared unconstitutional or otherwise invalid.

COMPILING CLAUSE: The amendment made by this Ordinance shall be incorporated in and compiled as a part of the Code of Ordinances of the Village of Corrales.


EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting, according to law.

PASSED, APPROVED, AND ADOPTED by the Governing Body of the Village of Corrales, New Mexico, this xx day of October 2023.

APPROVED :


James F. Fahey, Jr., MD
Mayor, Village of Corrales

ATTEST:


Melanie L. Romero
Village Clerk