



County of Los Alamos

Council Meeting Staff Report

October 26, 2021

Agenda No.:	C.
Indexes (Council Goals):	* 2021 Council Goal - Enhancing Support and Opportunities for the Local Business Environment
Presenters:	Margaret Ambrosino; Daniel Ungerleider
Legislative File:	14904-21

Title

Short-Term Rental (STR) Discussion

County Manager's Recommendation

Discuss short term rentals beyond current regulations that are in the code and receive feedback from County Council prior to issuing RFP for consulting services.

Body

STRs lack definition and are otherwise silent in the Chapter 16 Development Code. However, Bed and Breakfasts are currently allowed by code in most residential districts, plus Downtown and Mixed-Use districts with a business license fee. Approximately twenty-five (25) operators in LAC are listed on web-based host platforms.

Other issues include effects on long-term housing, noise, parking, lack of inspection for life-safety considerations and neighborhood complaints.

Fiscal and Staff Impact/Planned Item

Funding exists in the Economic Development Lodgers' Tax Fund to study the impacts and to draft an Ordinance to be included in Chapter 16.

Attachments

A - Short-Term Rental Presentation