

Taos County Short-Term Rental FAQ

Does Ordinance 2024-4 apply to the entire County?

The Taos County Short-Term Rental Ordinance is only applicable to properties within the unincorporated areas of Taos County and does not apply to any properties within the Town of Taos, Town of Red River, Village of Questa or Village of Taos Ski Valley.

Can I apply for my Short-Term Rental under the Home Occupation standards previously used by Taos County to permit Short-Term Rental Units?

No, Ordinance 2024-4, which was approved by the Taos County Commission on August 20, 2024, and recorded the same day at the Taos County Clerk's Office, contains a provision that immediately repealed the "allowance of Short-Term Rentals as Home Occupations." You will be required to submit an application under the terms of the new regulations outlined in the ordinance, once that application is made available.

If I have a Home Occupation Permit for my Short-Term Rental Unit, what should I do?

Home Occupation Permits previously issued for the purposes of Short-Term Rentals will be considered Legal, Non-conforming, which means that Taos County will honor your Home Occupation Permit for as long as you own the property and continue to operate a Short-Term Rental Unit, on the condition that you renew your Taos County Business Registration on an annual basis. You will also be required to adhere to the new operating standards outlined in Ordinance 2024-4. Taos County will be sending letters to current Home Occupation Permit holders outlining this Legal, Non-conforming Status and what will be required going forward. To make sure your address is up to date, please send your address to andy.jones@taoscountynm.gov.

I do not recall if I received a Home Occupation Permit, or if my Taos County Business Registration is up to date. Is there a way I can check?

Yes, send your name and/or the name of your business to andy.jones@taoscountynm.gov and we will check our records.

What are the requirements to meet the Affordable Housing cap exemption?

In order to be considered for the Affordable Housing cap exemption, provided for in Ordinance 2024-4, Section 4.19.9, and have a Short-Term Rental Unit that does not count toward the Permit Cap, you will need to provide one (1) long-term rental unit somewhere in Taos County that meets the definition of “affordable,” as defined in the Taos County Affordable Housing Ordinance (Ordinance 2022-4). Contact Senior Planner Andy Jones at andy.jones@taoscountynm.gov if you have questions about whether your long-term rental would qualify under this exemption.

Can I submit my rural address verification application to Taos County Planning before the Short-Term Rental Permit applications become available in October?

Yes, you can submit a Rural Address Verification to our Rural Addressing Division ahead of submitting your application for Short-Term Rental Permit in October.

When do you anticipate having the application ready?

We will not release the application until Oct. 21, 2024, however, we are planning to make checklists available prior to then so that applicants might be aware of all the documentation required to complete the application.

Will there be an online form?

Yes, Taos County Planning is working with Host Compliance to create an online application portal. There will be a link to it at this site, as it becomes available.

What does Owner-Occupied and Non-Owner Occupied mean?

An Owner-Occupied Short-Term Rental Unit is a “Dwelling unit that is the Owner/Operator’s Primary Residence or an Accessory Dwelling Unit or Bedroom that is located on the same legal lot or parcel of record as the Owner/Operator’s primary residence.”

A Non-Owner Occupied Short Term Rental Unit is a “Dwelling Unit that is not the Owner/Operator’s Primary Residence or is not an ADU located on the same legal lot or parcel or record as the Owner/Operator’s Primary Residence.”

If I have a Short-Term Rental in the Unincorporated Areas of Taos County and I'm not currently in compliance with a Home Occupation Permit for Short-Term Rental, do I need to stop renting my unit?

There is no requirement within the Ordinance for any Owner/Operators to delist their properties immediately. Taos County Planning will not begin any enforcement efforts until after the effective date of the Ordinance, Oct. 19, 2024. At that point, our primary focus will be on bringing owner/operators into compliance and providing the opportunity for them to do that by submitting an application. If you are actively working at that time toward compliance, we will not issue Stop Orders or Notices of Violation unless you are operating a STR Unit in an unsafe or unpermitted structure or are violating the Standards of Operation outlined in Section 4.19.2 of Ordinance 2024-4.