

**North Central Solid Waste Authority
Resolution Number 2026-06-01**

**A RESOLUTION ESTABLISHING SOLID WASTE COLLECTION RATES FOR RESIDENTIAL
PROPERTIES USED FOR COMMERCIAL PURPOSES**

WHEREAS, North Central Solid Waste Authority is responsible for establishing fair and equitable rates for solid waste collection services; and

WHEREAS, certain residential properties are being utilized for commercial activities that may include, but are not limited to, short-term rental operations, lodging accommodations, home-based businesses, and other enterprises conducted for financial gain; and

WHEREAS, it is the intent of North Central Solid Waste to ensure that customers engaged in commercial activities bear an equitable share of the costs associated with the increased demand placed upon the solid waste collection system;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Any residential property at which commercial activity is conducted for compensation, revenue, profit, or other financial gain shall be classified as a Commercial Solid Waste Customer for purposes of solid waste collection billing.

Commercial activities subject to this classification include, but are not limited to:

- a. Short-term rental properties, including those advertised or rented through platforms such as Airbnb, VRBO, or similar services;
- b. Home-based businesses involving customer visits, lodging, food service, retail sales, professional services, manufacturing, or other commercial operations;
- c. Any residential property used in whole or in part for conducting business transactions or generating income.

Properties classified under this Resolution shall be billed at the applicable commercial solid waste collection rate.

North Central Solid Waste staff is authorized to determine whether a property is engaged in commercial activity based upon available evidence, including business licenses, advertising, rental platform listings, tax records, customer complaints, inspections, or other documentation.

PASSED AND ADOPTED on this 11th day of June, 2026.

Alex Naranjo, Chairman

County of Rio Arriba

This instrument was signed or acknowledged before me on _____

by, _____

Signature of Notary Public