

**From:** [NearHeights-CPA](#)  
**To:** [Lehner, Catalina L.](#)  
**Subject:** FW: p 71 4.14.3 Landlord comments  
**Date:** Monday, December 12, 2022 12:20:17 PM

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Just got this comment

**From:** Julie Hogan <1001yale@gmail.com>  
**Sent:** Monday, December 12, 2022 11:19 AM  
**To:** NearHeights-CPA <NearHeights-CPA@cabq.gov>  
**Subject:** p 71 4.14.3 Landlord comments

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

We own 1 property, 11 mixed use tenants. I object to city rental registration. It's cumbersome and punitive to both landlord and tenant.

2008 I attended APD landlord school. Information received addressed most of the city's proposed rental registration.

Learn how to properly vet tenants, received "Renter's Guide Handbook for Tenants & Landlords."

Both our application process and lease are transparent. In fact I read each line to the proposed tenant.

Most of our tenants are on a two year lease. After lease expires, it becomes monthly; 30 days written notice for both tenant and landlord.

City rental registration is not necessary for our building. Our tenants tell us at least 2 months prior to leaving.

At that point, we email/text remaining tenants of upcoming vacancy. Our tenants' referrals are our best next tenants.

Reading about the city rental registration, as landlords we would be forced:

1. Provide rental information, which is truly none of city planning department business.

Calendar wise, our vacancy would be rented before the "rental registration czar" would be able to list it on the city site.

2. Pay an annual fee. ABQ Journal posted a possible \$50. 4.14.3 is punitive if a landlord refuses to register.

There isn't a clear fee structure stated. If we find our own tenants why would we need to register?

Because our units are generally rented through tenant referrals, city registration would be unnecessary, cumbersome and take longer to administer than how we rent now.

3. Of course the rental registration fee would be passed onto the tenants. In addition to the fee, the time/cost involved to comply with city rental registration would also be passed to tenants. Someone has to pay. There is never a free lunch. Only in city bureaucracy would someone think that wouldn't happen.

A Landlord's time is as valuable as a City Employee.

4.14.3 states:

"A registration application form would list the requirements for compliance and would be submitted in addition to a fee. The fee should not be unnecessarily excessive so as to exclude landlords, but the City could determine higher fees for landlords that refuse to participate."

"The fee could be based on number of residential units at a given property. The City would also need to determine if other incentives or penalties would be effective, and should consider

how to avoid registration fees getting passed to renters in form of increased rents.”

"Action

The Planning Department will convene a task force to study best practices of rental registrations in other cities and develop recommendations for Albuquerque. The Planning Department will create a rental registration and database of all residential rental properties in Albuquerque"

4. Sounds like a done deal. No need to think about small landlords and how city actions will reduce available housing. Reduce rental improvement.

Planning will hire yet another city employee to accumulate statistics, create charts, plan meetings where the results are already predetermined.

When looking at best practices, look at cities like St Paul Minnesota, where cumbersome city actions reduced the amount of affordable rentals; cause landlords to quit making

property repairs because the city did not allow a fair profit. Look at Minneapolis, Minnesota.

**Feel free to include me on the task force. As a small, successful landlord, I already know best practices. Since 1990 I've been an actual landlord.**

**Albuquerque landlord since 2005.**

**A landlord who provides sustainable, safe living spaces for real tenants. It's one thing to plan, another to actually do.**

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