





CITY OF SANTA FE

Memorandum

Date: August 22, 2025

To: Public Works and Utilities Committee; Quality of Life Committee; Finance Committee; Governing Body

From: Frank E. Ruybalid, Assistant City Attorney 

Via: Erin K. McSherry, City Attorney 

RE: Authorizing foreclosure of certain municipal liens and inviting Santa Fe County to address tax-delinquent properties within city limits

EXECUTIVE SUMMARY:

The proposed resolution provides that the City of Santa Fe's ("City") City Attorney's Office may initiate the foreclosure proceedings on properties with outstanding municipal utility liens. These liens would generally be prioritized in the following way:

1. Properties with outstanding utility liens that exceed \$10,000
2. Properties with utility liens that exceed \$5,000 and meet one or more of the following conditions:
 - a. property taxes are three or more years delinquent;
 - b. the property appears abandoned;
 - c. there are signs of deterioration or chronic lack of maintenance;
 - d. there is physical evidence of utility disconnection, or utilities have been disconnected for one year or more, as confirmed by the City Utilities Department
 - e. the property has a revoked certificate of occupancy;
 - f. the property has been deemed unsafe by the Santa Fe Fire Department; or
 - g. the property possesses other nuisance qualities that may threaten public health and safety.

Further, the resolution requests that the City Manager communicate with the Santa Fe County Manager to work with appropriate City and County staff to identify properties within the City with delinquent property taxes so that the County can report them to NMTRD.

ATTACHMENTS:

Resolution
FIR