

1 HOUSE BILL 571

2 **57TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2025**

3 INTRODUCED BY

4 Rebecca Dow and Andrea Romero and Jonathan A. Henry

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10 AN ACT

11 RELATING TO LAND USE; DESIGNATING MUNICIPALITIES THAT ADOPT
12 VOLUNTARY PLANNING AND ZONING STRATEGIES DESIGNED TO INCREASE
13 NEW MEXICO'S HOUSING INVENTORY; PROVIDING TECHNICAL SUPPORT TO
14 MUNICIPALITIES; ENUMERATING DUTIES OF THE DEPARTMENT OF FINANCE
15 AND ADMINISTRATION.

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17 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

18 SECTION 1. [NEW MATERIAL] SHORT TITLE.--This act may be
19 cited as the "Building Housing Communities Act".

20 SECTION 2. [NEW MATERIAL] DEFINITIONS.--As used in the
21 Building Housing Communities Act:

22 A. "department" means the department of finance and
23 administration; and

24 B. "municipality" means an incorporated city, town,
25 village or county, whether incorporated under general act,

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1 special act or constitutional provision.

2 SECTION 3. [NEW MATERIAL] BUILDING REQUIREMENTS FOR
3 REDUCING REGULATORY BARRIERS TO HOUSING DEVELOPMENT.--

4 A. The department shall establish a program to
5 grant an award certificate to a municipality that has adopted
6 or established one or more department-approved strategies to
7 increase housing affordability and accessibility. The award
8 certificate shall designate a municipality a "building New
9 Mexico community".

10 B. The department shall promulgate by rule feasible
11 and effective strategies to achieve increased housing
12 affordability and accessibility. Such strategies shall include
13 a variety of options, recognizing:

14 (1) the difference in needs and strategies
15 between urban and rural jurisdictions;

16 (2) best practices implemented in New Mexico
17 and used by other local and state governments;

18 (3) land use and zoning policies that can
19 promote or act as a barrier to the development of affordable
20 and accessible housing;

21 (4) strategies that support the development
22 and rehabilitation of housing;

23 (5) strategies that reduce the complexity of
24 jurisdictional review;

25 (6) strategies that reduce the cost of

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construction; and

(7) strategies that increase the types of housing units permitted across jurisdictional boundaries.

SECTION 4. EFFECTIVE DATE.--The effective date of the provisions of this act is July 1, 2027.