

LFC Requester:	Emily Hilla
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AGENCY BILL ANALYSIS - 2025 REGULAR SESSION

WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO

AgencyAnalysis.nmlegis.gov and email to billanalysis@dfa.nm.gov

(Analysis must be uploaded as a PDF)

SECTION I: GENERAL INFORMATION

{Indicate if analysis is on an original bill, amendment, substitute or a correction of a previous bill}

Date Prepared: 2/20/2025 *Check all that apply:*
Bill Number: HB 442 Original Correction
 Amendment Substitute

Sponsor: Mobile Home Rent Stabilization **Agency Name** 992 – New Mexico Mortgage
Short Marian Matthews **and Code** Finance Authority
Title: _____ **Number:** (Housing New Mexico | MFA)
Person Writing Robyn Powell
Phone: 505-767-2271 **Email** rpowell@housingnm.org

SECTION II: FISCAL IMPACT

APPROPRIATION (dollars in thousands)

Appropriation		Recurring or Nonrecurring	Fund Affected
FY25	FY26		
NA	NA	NA	NA

(Parenthesis () indicate expenditure decreases)

REVENUE (dollars in thousands)

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY25	FY26	FY27		
NA	NA	NA	NA	NA

(Parenthesis () indicate revenue decreases)

ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)

	FY25	FY26	FY27	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected
Total	NA	NA	NA	NA	NA	NA

(Parenthesis () Indicate Expenditure Decreases)

Duplicates/Conflicts with/Companion to/Relates to: N/A
Duplicates/Relates to Appropriation in the General Appropriation Act: N/a

SECTION III: NARRATIVE

BILL SUMMARY

House Bill 442 proposes amending Section 47-10-2 in relation to mobile homes by:

- Expanding the terminology to include “manufactured housing” in addition to mobile homes.
- Limiting a landlord’s ability to increase rent only once in a twelve-month period starting July 1, 2025. In fiscal year 2026, rent increase cannot exceed 3% of the prior rent amount. After June 30, 2026, the percentage increase of rent is capped at 5%.
- Replacing the current civil penalty for violations of the Mobile Home Park Act from a maximum of \$500 to a liability for two times the amount of monthly rent.
- Stating that each violation of these provisions will also be pursuant to the Unfair Practices Act.

The effective date of this bill is July 1, 2025.

FISCAL IMPLICATIONS

No fiscal impact to Housing New Mexico | MFA.

SIGNIFICANT ISSUES

New Mexico’s housing stock is comprised of more mobile or manufactured homes and are an avenue that provides affordable housing. Other states across the United States have enacted rental control policies that pertain to mobile and manufactured home parks. Oregon was the first state to enact statewide rental control which limits rent increases to 7% plus inflation per year. In 2019, California passed the Tenant Protection Act of 2019 that protects tenants from excessive rent increases. This bill may provide more market stability by limiting the sudden rent increases that could affect moderate- and low-income households. This bill may provide more consumer protection for renters; however it could also lead owners/landlords to impose new fees to offset the revenue lost from the rent increases.

PERFORMANCE IMPLICATIONS

ADMINISTRATIVE IMPLICATIONS

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

TECHNICAL ISSUES

OTHER SUBSTANTIVE ISSUES

ALTERNATIVES

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL

AMENDMENTS