

<b>LFC Requester:</b>	Emily Hilla
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**AGENCY BILL ANALYSIS - 2025 REGULAR SESSION**

**WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO**

**[AgencyAnalysis.nmlegis.gov](http://AgencyAnalysis.nmlegis.gov) and email to [billanalysis@dfa.nm.gov](mailto: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:** 02.24.2025 *Check all that apply:*  
**Bill Number:** HM 35 Original  Correction   
 Amendment  Substitute

**Sponsor:** Rep. Marian Matthews **Agency Name and Code** 430 – Public Regulation  
**Short** Mobile Home Park **Number:** Commission  
**Title:** Regulatory Framework **Person Writing** J. Bogatko  
**Phone:** (505)490-2696 **Email** jerri.mares@prc.nm.gov

**SECTION II: FISCAL IMPACT**

**APPROPRIATION (dollars in thousands)**

Appropriation		Recurring or Nonrecurring	Fund Affected
FY25	FY26		

(Parenthesis ( ) indicate expenditure decreases)

**REVENUE (dollars in thousands)**

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY25	FY26	FY27		

(Parenthesis ( ) indicate revenue decreases)

**ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)**

	FY25	FY26	FY27	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected
<b>Total</b>		\$41.22		\$41.22	Nonrecurring	General Fund

(Parenthesis ( ) Indicate Expenditure Decreases)

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

### **SECTION III: NARRATIVE**

#### **BILL SUMMARY**

Synopsis: HM 35 requests the Governor's Office of Housing and a host of other governmental agencies to develop recommendations for a state regulatory framework for mobile home parks.

The 1<sup>st</sup> paragraph of HM 35 recognizes that manufactured homes a/k/a mobile homes are a major source of housing for New Mexicans.

HM 35's 2<sup>nd</sup> paragraph observes that mobile home park tenancies are unique because residents can own the home while renting the land beneath the home and, as such, they still run the risk of possible eviction from their chosen home sites.

The 3<sup>rd</sup> paragraph of HM 35 states that evictions from mobile home parks can be far more costly and risky to residents, as residents must choose to pay \$5,000 to \$10,000 to move or abandon the homes they own in the face of eviction.

HM 35's 4<sup>th</sup> paragraph states that in addition to the possibility of an extremely expensive move or significant loss of property in the face of eviction, current state law does not limit the amount by which a mobile home park landlord may increase rent when rent increases occur.

The 5<sup>th</sup> paragraph of HM 35 posits that oversight and regulation of mobile home park tenancies are needed to create a state framework for rent stabilization for the vulnerable class of New Mexico residents who live in mobile homes.

HM 35's 6<sup>th</sup> paragraph resolves that the regulation and licensing department, the New Mexico mortgage finance authority, the public regulation commission, the governor's office of housing, the chair of the opportunity enterprise and housing development board or the chair's designee and the attorney general be requested to develop recommendations for:

- A. a regulatory framework for mobile home park tenancies after installation of homes in a park; and
- B. a rent stabilization program for mobile home residents.

The 7<sup>th</sup> paragraph of HM 35 further resolves that the governmental entities listed in paragraph 6, *supra*, report their findings, conclusions and recommendations to the appropriate interim legislative committees that study housing and property issues by September 1, 2025.

HM 35's 8<sup>th</sup> and final paragraph directs copies of HM 35 be transmitted to the governmental entities identified above for appropriate distribution.

**FISCAL IMPLICATIONS**

HM 35 would have an additional financial impact on the PRC for the following additional resources: 1/8 Engineer Manager III (\$23,000) and 1/8 Legal attorney (\$18,220). FY26 total of **\$41,220**.

**SIGNIFICANT ISSUES**

None.

**PERFORMANCE IMPLICATIONS**

HM 35 will require the public regulation commission to assign one or more staff members to the task of developing the specified recommendations.

**ADMINISTRATIVE IMPLICATIONS**

HM 35 will require the public regulation commission to assign one or more staff members to the task of developing the specified recommendations.

**CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP**

None.

**TECHNICAL ISSUES**

None.

**OTHER SUBSTANTIVE ISSUES**

None.

**ALTERNATIVES**

None.

**WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL**

Status Quo.

**AMENDMENTS**

None.