

LFC Requester:	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: 2/11/25 *Check all that apply:*
Bill Number: SB 310 Original Correction
 Amendment Substitute

Sponsor: Maestas **Agency Name and Code:** Municipal League (ML)
Short Title: Building & Zoning Changes **Number:** _____
Title: _____ **Person Writing:** Jacob Rowberry
Phone: 505-992-3538 **Email:** jrowberry@nmml.org

SECTION II: FISCAL IMPACT

ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)

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

(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:

Senate Bill 310 mandates that a zoning authority shall eliminate building height restrictions, not restrict duplexes or townhouses in residential zones, and allow development of small-scale commercial uses in residential zones. SB310 states these amendments do not apply to historic districts.

FISCAL IMPLICATIONS

The fiscal impact to municipalities would likely be minimal. Municipalities may incur some limited additional administrative and staff costs to administer the provisions of SB310.

Note: major assumptions underlying fiscal impact should be documented.

Note: if additional operating budget impact is estimated, assumptions and calculations should be reported in this section.

SIGNIFICANT ISSUES

SB310 infringes on local planning and zoning authority. Planning and zoning decisions should remain at the local level given the significant differences in needs and local approaches across the state regarding community zoning composition.

Municipalities currently enact ordinances and have local planning and zoning boards to manage permitting processes and decisions. These decisions are most appropriately left to individual local governments. Local government oversight of zoning and permitting of building height, duplexes and townhouses, and small-scale commercial development—in alignment with other zoning and permitting processes—is important to properly address and balance local community needs.

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