

LFC Requester:	Emily Hilla
----------------	-------------

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: 2/10/2025 *Check all that apply:*
Bill Number: SB 312 Original Correction
 Amendment Substitute

Sponsor: Antonio Maestas **Agency Name** 992 – New Mexico Mortgage
Short Zoning Decision Appeals **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: This bill may may relate to SB 310 – Building and Zoning Changes.

SECTION III: NARRATIVE

BILL SUMMARY

Senate Bill 312 proposes to amend New Mexico Statute Chapter 3 - Municipalities Article 19 - Planning and Platting Section 3-19-8 by limiting the ability to appeal a zoning and planning decision to either:

- A person who owns the property directly affected by the decision
- A person who owns property next to the affected property.

The bill applies this limitation to various jurisdictions including municipal zoning and planning appeals, extraterritorial zoning commission appeals, and zoning authority appeals.

FISCAL IMPLICATIONS

No fiscal impact to Housing New Mexico | MFA.

SIGNIFICANT ISSUES

- By limiting who can appeal zoning and planning decisions the bill may reduce opportunity for public participation.
- This bill may lead to increased administrative efficiency and reduced permitting delays as the zoning and planning authoritative bodies may see less appeals on zoning and planning decisions.

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