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# FISCAL IMPACT REPORT

			T UPDATED			
SPONSOR	Matthews		ORIGINAL DATE		3/3/25	
·				BILL	House Memorial	
SHORT TITLE		Mobile Home Park Regulatory Framew	vork	NUMBER	35	
				ANALVST	Hillo	

### **ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT\***

(dollars in thousands)

Agency/Program	FY25	FY26	FY27	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected
RLD, NMAG, PRC, Office of Housing	No fiscal impact	Indeterminate but minimal		Indeterminate but minimal	Nonrecurring	See fiscal implications

Parentheses ( ) indicate expenditure decreases.

Conflicts with House Bill 442 Relates to House Bill 426

#### Sources of Information

LFC Files

Agency Analysis Received From
New Mexico Attorney General (NMAG)
Regulation and Licensing Department (RLD)
Office of Housing
Public Regulation Commission (PRC)
New Mexico mortgage Finance Authority (MFA)

## **SUMMARY**

### Synopsis of House Memorial 35

House Memorial 35 (HM35) requires the Regulation and Licensing Department (RLD), the New Mexico Mortgage Finance Authority (MFA), the Public Regulation Commission (PRC), the Governor's Office of Housing, the chair of the Opportunity Enterprise and Housing Development Review Board, and the New Mexico Attorney General (NMAG) to develop a regulation framework for mobile home park tenancies and rent stabilization for mobile home residents. HM35 requires conclusions and recommendations to be reported to appropriate legislative committees by September 1, 2025.

This bill does not contain an effective date and, as a result, would go into effect 90 days after the Legislature adjourns if enacted, or June 20, 2025.

<sup>\*</sup>Amounts reflect most recent analysis of this legislation.

### FISCAL IMPLICATIONS

This fiscal analysis assumes the work of the required agencies will start and end in FY26 given the memorial's effective date and reporting deadline. This analysis assumes that requirements of HM35 can be fulfilled with agencies' current operating budgets, especially considering the work is nonrecurring. The requirements of HM35 would impact state agencies' respective funding streams for personnel, which may include revenue from the general fund, other state funds, and internal service funds/interagency transfers, depending on the agency.

### SIGNIFICANT ISSUES

RLD states the Manufactured Housing Department at the agency does not regulate mobile home parks but is responsible for the inspection of manufactured homes that are installed, repaired and remodeled within mobile home parks. MFA adds that 17 percent of the state's occupied housing stock are manufactured housing, with the Office of Housing adding that the state has some of the highest rates of manufactured housing in the nation. The Office of Housing encourages participation from local governments in HM35.

#### **ADMINISTRATIVE IMPLICATIONS**

HM35 would temporarily increase the workload for the required agencies.

## CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

HM35 relates to House Bill 426 which sets new requirements for notices of sale of mobile home parks. The memorial conflicts with House Bill 442, which would provide for mobile home rent stabilization through statute as opposed to being developed and recommended via a regulatory framework.

EH/hj/SL2