

HOUSE GOVERNMENT, ELECTIONS AND INDIAN AFFAIRS
COMMITTEE SUBSTITUTE FOR
HOUSE MEMORIAL 35

57TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2025

A MEMORIAL

REQUESTING THE SUPERINTENDENT OF REGULATION AND LICENSING, 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 REVIEW BOARD OR
THE CHAIR'S DESIGNEE AND THE ATTORNEY GENERAL TO CREATE A WORK
GROUP TO DEVELOP RECOMMENDATIONS FOR A STATE REGULATORY
FRAMEWORK FOR MOBILE HOME PARKS.

WHEREAS, manufactured homes, known in New Mexico law as
mobile homes, are a major source of housing for New Mexico
residents; and

WHEREAS, mobile home park tenancies are unique because
residents can own the home while renting the land the home
occupies, but residents still risk the possibility of eviction;
and

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1 WHEREAS, evictions from mobile home parks can be far more
2 costly and risky to residents, especially to those who cannot
3 afford to move, as residents must choose to pay five thousand
4 dollars (\$5,000) to ten thousand dollars (\$10,000) to move or
5 abandon the homes they own; and

6 WHEREAS, in addition to the possibility of an extremely
7 expensive move or significant loss of property, current state
8 law does not limit the amount by which a mobile home park
9 landlord may increase rent when rent increases occur; and

10 WHEREAS, oversight and regulation of mobile home park
11 tenancies are needed to create a state framework for rent
12 fairness for this particularly vulnerable class of New Mexico
13 residents;

14 NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF
15 REPRESENTATIVES OF THE STATE OF NEW MEXICO that the
16 superintendent of regulation and licensing, the New Mexico
17 mortgage finance authority, the public regulation commission,
18 the governor's office of housing, the chair of the opportunity
19 enterprise and housing development review board or the chair's
20 designee and the attorney general be requested to create a work
21 group to develop recommendations for:

22 A. a regulatory framework for mobile home park
23 tenancies after installation of homes in a park;

24 B. rent increases, taking into account relevant
25 resident circumstances, rates of inflation and fair rates of

1 return to landlords while maintaining parks in safe condition
2 and making necessary improvements; and

3 C. other issues affecting mobile home parks, as
4 determined by the work group; and

5 BE IT FURTHER RESOLVED that the work group be chaired by
6 the superintendent of regulation and licensing, who may appoint
7 one or more co-chairs, and, in addition to the superintendent,
8 the work group consist of representatives appointed by the
9 superintendent of regulation and licensing, the New Mexico
10 mortgage finance authority, the public regulation commission,
11 the governor's office of housing, the chair of the opportunity
12 enterprise and housing development review board or the chair's
13 designee, the attorney general, a landlord of a mobile home
14 park or the landlord's representative and a resident of a
15 mobile home park or the resident's representative; and

16 BE IT FURTHER RESOLVED that the regulation and licensing
17 department provide the necessary staff and administrative
18 support to the work group; and

19 BE IT FURTHER RESOLVED that the work group report
20 findings, conclusions and recommendations to the appropriate
21 interim legislative committees that study housing and property
22 issues based on the first report by December 1, 2025 and
23 recommendations based on the second report by September 1, 2026
24 and that the work group elicit relevant testimony in forming
25 recommendations; and

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1 BE IT FURTHER RESOLVED that copies of this memorial be
2 transmitted to the superintendent of regulation and licensing,
3 the New Mexico mortgage finance authority, the public
4 regulation commission, the governor's office of housing, the
5 chair of the opportunity enterprise and housing development
6 review board and the attorney general for appropriate
7 distribution.

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