LFC Req	uester:
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Helen Gaussoin

AGENCY BILL ANALYSIS 2025 REGULAR SESSION

WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO:

Analysis.nmlegis.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}

Check all that apply: Original X Amendment		Date 1/25/2025
Original	X Amendment	Bill No: HB 114
Correction	Substitute	

Sponsor:	Rep. Eleanor Chávez	and Code		0	lation and Licensing rtment - 420
Short	Ban Discriminatory Restrictive	Person V	Writing		Kevin Graham
Title:	Covenants	Phone:	505-274-02	14	Email Kevin.graham@rld.nm.gov

SECTION II: FISCAL IMPACT

APPROPRIATION (dollars in thousands)

Appropriation		Recurring	Fund	
FY25	FY26	or Nonrecurring	Affected	
N/A	N/A	N/A	N/A	

(Parenthesis () Indicate Expenditure Decreases)

REVENUE (dollars in thousands)

Estimated Revenue			Recurring	Fund
FY25	FY26	FY27	or Nonrecurring	Affected
N/A	N/A	N/A	N/A	N/A

(Parenthesis () Indicate Expenditure Decreases)

ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)

	FY25	FY26	FY27	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected
Total	N/A	N/A	N/A	N/A	N/A	N/A

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

SECTION III: NARRATIVE

BILL SUMMARY

Synopsis:

House Bill 114 (HB114) would add to the New Mexico Human Rights Act (HRA) a provision prohibiting the attempted recording or filing with the county clerk deeds and documents with discriminatory restrictive covenants based on prohibited bases specified within the bill. The bill provides county clerks with authority to reject for filing any deed or written instrument that contains a discriminatory restrictive covenant that is prohibited by the bill and further authorizes a title company, attorney, or other person preparing a deed or other instrument of writing to be recorded in the office of the county clerk to remove a covenant or language prohibited under the bill and replace such language with a disclaimer reading: "It is the policy of the state of New Mexico that there be no discrimination in the ownership, residency or use of real property. Any covenants that would restrict such ownership in violation of state or federal law is hereby void as against public policy".

FISCAL IMPLICATIONS

There is no direct fiscal impact anticipated for the Regulation and Licensing Department if HB 114 is enacted.

SIGNIFICANT ISSUES

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