

LFC Requester:	Emily 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: HB 114 *Check all that apply:*
Bill Number: _____ Original Correction
 Amendment Substitute

Sponsor: Eleanor Chavez **Agency Name** 992 – New Mexico Mortgage
Short Title: BAN DISCRIMINATORY RESTRICTIVE COVENANTS **and Code** Finance Authority
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:
Duplicates/Relates to Appropriation in the General Appropriation Act

SECTION III: NARRATIVE

BILL SUMMARY

HB 114 amends the Unlawful Discriminatory Practices section within New Mexico Human Rights law by incorporating a ban on restrictive covenants that restrict property ownership based on race, religion, color, national origin, ancestry, sex, sexual orientation, gender identity, pregnancy, childbirth or condition related to pregnancy or childbirth, spousal affiliation, physical or mental disability or military status. Additionally, HB114 nullifies any existing restrictive covenants with such discriminatory language.

FISCAL IMPLICATIONS

House Bill 114 does not appropriate state funds, generate revenue for the state, or impact the state government operating budget.

SIGNIFICANT ISSUES

HB 114 expands New Mexico's Unlawful Discriminatory Practices regulation to explicitly make discrimination in homeownership housing perpetuated through restrictive covenants agreements unlawful.

PERFORMANCE IMPLICATIONS

ADMINISTRATIVE IMPLICATIONS

County clerks may reject the recording of any deed or other instrument of writing if the document contains discriminatory language associated with classes protected in the New Mexico Human Rights law.

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

TECHNICAL ISSUES

OTHER SUBSTANTIVE ISSUES

ALTERNATIVES

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL

AMENDMENTS