

LFC Requester:	Helen Gaussoin
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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: 2/18/2025 *Check all that apply:*
Bill Number: HB 339 Original Correction
 Amendment Substitute

Sponsor: Housing Discrimination & Human Rights Act **Agency Name and Code:** 992 – New Mexico Mortgage Finance Authority
Short Title: Angelica Rubio & Andrea Romero **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: N/A

Duplicates/Relates to Appropriation in the General Appropriation Act: N/A

SECTION III: NARRATIVE

BILL SUMMARY

House Bill 339 proposes to amend the Housing Discrimination and Human Rights Act through the following provisions by:

- Defining “source of income” as any lawful and verifiable source of money from a lawful job, social security benefits, and any form of federal, state, or local government assistance including housing assistance.
- Defining “invalid screening process” as a process that fails to consider all sources of income or improperly calculates an individual’s income that includes housing assistance.
- Prohibiting the refusal to sell, rent, lease, or sublease based on an applicant’s income source from an invalid screening process.
- Prohibiting the public housing providers refusal to offer its services, facilities, accommodations and goods to an individual based on the applicant’s income source from an invalid screening process.
- Prohibiting the use of invalid screen processes that do not incorporate or adjust the calculation when housing assistance is present.
- Authorizing the Attorney General to investigate complaints related to these discriminatory actions related to an individual’s income source.
- Allowing the Attorney General to impose civil penalties of up to \$5,000 per violation or pursue criminal charges if discrimination is proven.

The effective date of the amendments to this bill is July 1, 2025.

FISCAL IMPLICATIONS

No fiscal impact to Housing New Mexico | MFA.

SIGNIFICANT ISSUES

1. This bill may expand the access to housing for individuals relying on non-traditional income sources.
2. This bill may lead to fairer screening practices and not ignore valid income sources.
3. Landlords may increase rents, rely more heavily on credit scores, or exit the market.
4. Landlords may face more administrative complexities when processing applications that include housing assistance.

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