

<b>LFC Requester:</b>	<b>Emily Hilla</b>
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**AGENCY BILL ANALYSIS - 2025 REGULAR SESSION**

**WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO**

**[AgencyAnalysis.nmlegis.gov](http://AgencyAnalysis.nmlegis.gov) and email to [billanalysis@dfa.nm.gov](mailto: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:** Feb 14, 2024 *Check all that apply:*  
**Bill Number:** HB 418 Original  Correction   
 Amendment  Substitute

**Sponsor:** Cristina Parajón **Agency Name** 992 – New Mexico Mortgage  
**Short** MOBILE HOME RENTAL **and Code** Finance Authority  
**Title:** AGREEMENTS & LANDLORDS **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
<b>Total</b>	NA	NA	NA	NA	NA	NA

(Parenthesis ( ) Indicate Expenditure Decreases)

Duplicates/Conflicts with/Companion to/Relates to: Relates Mobile Home Park Act

### **SECTION III: NARRATIVE**

#### **BILL SUMMARY**

Synopsis: HB 418 proposes several amendments to the Property Law Article 10 Mobile Home Parks including:

- a requirement that the initial lease term is at least 24 months and can only be terminated for cause,
- a tenant shall be allowed to cure a violation in lieu of eviction,
- a tenant shall be allowed at least 30 days to remove a mobile home in the event of termination,
- landlords are liable for damages if they use a rental agreement that contains provisions that violate the Mobile Home Part Act,
- requires a termination letter to include a mailing address for the landlord,
- increases the time allowed for a tenant to be evicted in cases of a zoning change from 6 to 12 months and requires that rent not be increased during that time,
- increases the number of days after notice of eviction for failure to pay rent from 3 to 30 days,
- increases the time allowed from 48 hours to 10 days for a writ of restitution,
- increases liability of violations of the Mobile Home Park Act from \$500 to two times the amount of the total monthly rent, and
- gives authority to the attorney general to investigate alleged violations of the Mobile Home Part Act and recover civil penalties.

#### **FISCAL IMPLICATIONS**

No fiscal implications to MFA.

#### **SIGNIFICANT ISSUES**

According to the New Mexico Housing Strategy<sup>1</sup>, mobile homes provide a large share of housing stock in many counties and are the second largest housing type after single family detached homes in every county except for Bernalillo, Curry, and Los Alamos. In New Mexico, homeownership of mobile homes contributes significantly to its overall high homeownership rate. In several counties—including Hidalgo, San Miguel, More, Guadalupe, Roosevelt, and Harding—the share of mobile homes as increased significantly since 2000 and in many counties—Torrance, Sierra, Rio Arriba, Luna, Socorro, San Juan, Catron, Hidalgo, San Miguel, and Mora—mobile homes represent over a third of the total housing stock. Additionally, a large percentage of mobile homes were built before 1980. Residents of mobile homes are also more likely to be housing cost burdened, have a lower income, have a household member with a disability, and/or are a member of a minority group.

#### **PERFORMANCE IMPLICATIONS**

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<sup>1</sup> <https://housingnm.org/the-new-mexico-housing-strategy>

**ADMINISTRATIVE IMPLICATIONS**

**CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP**

**TECHNICAL ISSUES**

**OTHER SUBSTANTIVE ISSUES**

**ALTERNATIVES**

**WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL**

**AMENDMENTS**