

LFC Requester:

Emily Hilla

AGENCY BILL ANALYSIS - 2025 REGULAR SESSION

WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO

[AgencyAnalysis.nmlegis.gov](https://www.legis.nm.gov/AgencyAnalysis) 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: 02/14/2025

Check all that apply:

Bill Number: HB 418Original Correction Amendment Substitute

Sponsor: Cristina Parajón and Roybal Caballero
 Short Title: Mobile Home Rental Agreement and Landlords

Agency Name and Code: N/A
 Number: _____

Person Writing: Taylor CookPhone: (505)469-2755 Email: Taylor.cook@exec.nm.gov**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:

SECTION III: NARRATIVE

BILL SUMMARY

This bill amends existing law to prohibit mobile home rental agreements shorter than twenty-four months and clarifies notice requirements to give tenants at least 30 days to remove their home. In cases where the landlord changes and use for a mobile home park, tenants will have 12 months prior to the change in land use to relocate during which time rent may not be increase. If a hearing is required for land use changes, the landlord must provide tenants with a notice of the hearing. In cases where s judgment for possession is granted to the landlord, the writ of restitution cannot be served in less than ten days – in increase from the current 48-hour limit. The bill limits a party's option to terminate a dispute resolution process. It requires landlords to disclose a mailing address in a termination action and increases the notice period for nonpayment of rent. Civil remedies are revised to two times the amount of total monthly rent and the attorney general is empowered to investigate alleged violations of the Mobile Home Park Act.

FISCAL IMPLICATIONS

NA

SIGNIFICANT ISSUES

PERFORMANCE IMPLICATIONS

NA

ADMINISTRATIVE IMPLICATIONS

NA

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

NA

TECHNICAL ISSUES

NA

OTHER SUBSTANTIVE ISSUES

NA

ALTERNATIVES

NA

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL

Mobile homeowners who rent lots in mobile home parks are vulnerable to evictions when the land is sold or rezoned. Because of the expense and complexity of moving a mobile home, tenants need time and resources to comply with evictions or the termination of their lease. Failure to provide tenants with time to relocate their mobile home can lead to the loss of that home.

AMENDMENTS

NA

