

LFC Requester:

Emily Hilla

AGENCY BILL ANALYSIS - 2025 REGULAR SESSION

SECTION I: GENERAL INFORMATION

{Indicate if analysis is on an original bill, amendment, substitute or a correction of a previous bill}

Date Prepared: 2/24/2025

Check all that apply:

Bill Number: HM35

Original x Correction
Amendment Substitute

Sponsor: Rep. Marian Matthews

Agency Name and Code Number: 305 – New Mexico Department of Justice

Short Title: MOBILE HOME PARK REGULATORY FRAMEWORK

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SECTION II: FISCAL IMPACT

APPROPRIATION (dollars in thousands)

Appropriation		Recurring or Nonrecurring	Fund Affected
FY25	FY26		

(Parenthesis () indicate expenditure decreases)

REVENUE (dollars in thousands)

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY25	FY26	FY27		

(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						

(Parenthesis () Indicate Expenditure Decreases)

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

SECTION III: NARRATIVE

This analysis is neither a formal Opinion nor an Advisory Letter issued by the New Mexico Department of Justice. This is a staff analysis in response to a committee or legislator’s request. The analysis does not represent any official policy or legal position of the NM Department of Justice.

BILL SUMMARY

Synopsis: House Memorial 35 requests that several state agencies develop recommendations related to mobile home parks and report them to relevant interim legislative committees by September 1, 2025. Specifically, the Memorial would request recommendations for a regulatory framework for mobile home park tenancies (tenancies in which the resident owns the mobile home but rents space in the park where the mobile home is placed) and a rent stabilization program.

HM 35 notes that oversight of this area is needed due to mobile home park residents being particularly vulnerable due to rent increases, since the high cost of moving a home to another park is often prohibitive.

The entities requested to generate the recommendations are:

1. The Regulation and Licensing Department
2. The New Mexico Mortgage Finance Authority
3. The Public Regulation Commission
4. The Governor’s Office of Housing
5. The Chair of the Opportunity Enterprise and Housing Development Review Board;
and
6. The Attorney General.

FISCAL IMPLICATIONS

Note: major assumptions underlying fiscal impact should be documented.

Note: if additional operating budget impact is estimated, assumptions and calculations should be reported in this section.

NMDOJ would be required to participate in drafting and communicating the recommendations. It is unclear whether the agency would require additional financial resources to perform these tasks.

SIGNIFICANT ISSUES

N/A.

PERFORMANCE IMPLICATIONS

NMDOJ would need to devote some attorney time to participate in the recommendation and report process required by this bill for about six months during calendar year 2025. It is estimated the attorney time required would constitute less than .1 FTE.

ADMINISTRATIVE IMPLICATIONS

As above.

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

Two other bills introduced this session would address or impact the topics HM 35 seeks to address. HB 442 (Rep. Marian Matthews) would add rent stabilization caps to the Mobile Home Parks Act. HB 418 (Rep. Cristina Parajon and Rep. Patricia Roybal Caballero) would give the Attorney General authority to investigate and enforce violations of the Mobile Home Parks Act.

TECHNICAL ISSUES

N/A.

OTHER SUBSTANTIVE ISSUES

N/A.

ALTERNATIVES

N/A.

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL

Status quo.

AMENDMENTS

N/A.