

HOUSE GOVERNMENT, ELECTIONS AND INDIAN AFFAIRS
COMMITTEE SUBSTITUTE FOR
HOUSE MEMORIAL 35

57TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2025

A MEMORIAL

REQUESTING THE SUPERINTENDENT OF REGULATION AND LICENSING, THE
NEW MEXICO MORTGAGE FINANCE AUTHORITY, THE PUBLIC REGULATION
COMMISSION, THE GOVERNOR'S OFFICE OF HOUSING, THE CHAIR OF THE
OPPORTUNITY ENTERPRISE AND HOUSING DEVELOPMENT REVIEW BOARD OR
THE CHAIR'S DESIGNEE AND THE ATTORNEY GENERAL TO CREATE A WORK
GROUP TO DEVELOP RECOMMENDATIONS FOR A STATE REGULATORY
FRAMEWORK FOR MOBILE HOME PARKS.

WHEREAS, manufactured homes, known in New Mexico law as
mobile homes, are a major source of housing for New Mexico
residents; and

WHEREAS, mobile home park tenancies are unique because
residents can own the home while renting the land the home
occupies, but residents still risk the possibility of eviction;
and

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1 WHEREAS, evictions from mobile home parks can be far more
2 costly and risky to residents, especially to those who cannot
3 afford to move, as residents must choose to pay five thousand
4 dollars (\$5,000) to ten thousand dollars (\$10,000) to move or
5 abandon the homes they own; and

6 WHEREAS, in addition to the possibility of an extremely
7 expensive move or significant loss of property, current state
8 law does not limit the amount by which a mobile home park
9 landlord may increase rent when rent increases occur; and

10 WHEREAS, oversight and regulation of mobile home park
11 tenancies are needed to create a state framework for rent
12 stabilization for this particularly vulnerable class of New
13 Mexico residents;

14 NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF
15 REPRESENTATIVES OF THE STATE OF NEW MEXICO that the
16 superintendent of regulation and licensing, the New Mexico
17 mortgage finance authority, the public regulation commission,
18 the governor's office of housing, the chair of the opportunity
19 enterprise and housing development review board or the chair's
20 designee and the attorney general be requested to create a work
21 group to develop recommendations for:

22 A. a regulatory framework for mobile home park
23 tenancies after installation of homes in a park; and

24 B. rent increases, taking into account relevant
25 resident circumstances, rates of inflation and fair rates of

1 return to landlords while maintaining parks in good condition
2 and making necessary improvements; and

3 BE IT FURTHER RESOLVED that the work group be chaired by
4 the superintendent of regulation and licensing and, in addition
5 to the superintendent, the work group consist of
6 representatives appointed by the superintendent of regulation
7 and licensing, the New Mexico mortgage finance authority, the
8 public regulation commission, the governor's office of housing,
9 the chair of the opportunity enterprise and housing development
10 review board or the chair's designee, the attorney general, a
11 landlord of a mobile home park or the landlord's representative
12 and a resident of a mobile home park or the resident's
13 representative; and

14 BE IT FURTHER RESOLVED that the regulation and licensing
15 department provide the necessary staff and administrative
16 support to the work group; and

17 BE IT FURTHER RESOLVED that the work group report
18 findings, conclusions and recommendations to the appropriate
19 interim legislative committees that study housing and property
20 issues by September 1, 2025; and

21 BE IT FURTHER RESOLVED that copies of this memorial be
22 transmitted to the superintendent of regulation and licensing,
23 the New Mexico mortgage finance authority, the public
24 regulation commission, the governor's office of housing, the
25 chair of the opportunity enterprise and housing development

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1 review board and the attorney general for appropriate
2 distribution.

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