



LEGISLATIVE BULLETIN

VOLUME II - JANUARY 30, 2023

As of Monday, January 30, 2023, **512** pieces of legislation have been introduced for the 56th Legislature of New Mexico; **227** in the House of Representatives, and **285** in the New Mexico Senate.

The NMAR Legislative Committee, with the help of staff, review all legislation introduced and take a position on bills that impact the industry.



NM REALTOR® PARTY

The REALTOR® Party is a powerful alliance of REALTORS® and REALTOR® Associations working to advance public policies and candidates that build strong communities, protect property interest, and promote a vibrant business environment.

NM REALTOR® DAY AT THE ROUNDHOUSE

On Thursday, January 26, 2023, Legislative Committee Chair, Coleen Dearing presented the 2023 Legislative Agenda and Policy Priorities to all NMAR Legislative Conference attendees. From La Fonda on the Plaza, 2023 NMAR President, Hubert H. Hill II led members to the New Mexico State Capitol

Building (Roundhouse) to meet with Legislators and discuss NMAR policy positions. Members were well equipped with Legislative Pocket Handouts, Advocacy Resource Guides, REALTOR® "R" & NMAR stickers, and REALTOR® Party Buttons!

#REALTORSAtTheRoundhouse



CALL FOR ACTION

Speak up in **OPPOSITION** to Senate Bill 99 and Rent Control as it is considered by the [Senate Health and Public Affairs Committee](#) on **Wednesday, February 1, 2023, at 1:30 PM** or 30 minutes after the Floor Session.

Contact the members of the Senate Health and Public Affairs Committee before the meeting to let them know why REALTORS® and NMAR OPPOSE Rent Control.

Senator Gerald Ortiz y Pino - (505) 986-4482 | jortizyp@msn.com

Senator Bill Tallman - (505) 986-4373 | bill.tallman@nmlegis.gov

Senator Gregg Schmedes - (505) 986-4395 | gregg.schmedes@nmlegis.gov

Senator David Gallegos - (505) 986-4278 | david@ramirezandsonsinc.com

Senator Martin Hickey - (505) 986-4513 | martin.hickey@nmlegis.gov

Senator Stuart Ingle - (505) 986-4702 | stuart.ingle@nmlegis.gov

Senator Antonio Maestas - (505) 986-4726 | antonio.maestas@nmlegis.gov

Senator Brenda McKenna - (505) 986-4301 | brenda.mckenna@nmlegis.gov

REALTORS® oppose rent control for the following reasons:

- Property owners have the right to set rents at market rate.
- Property owners have the right to own property free of unreasonable controls.
- Rent control and rent stabilization put unreasonable costs and burdens upon property owners without compensation.
- Rent control and rent stabilization create market distortions and allocate housing inefficiently.
- The social responsibility of providing affordable housing should not be disproportionately borne by private property owners.
- Rent control has been shown to be extremely difficult and costly to administer by local governments.
- Lost revenue under rent control measures reduces the ability for the property owner to maintain and improve the property.
- As residential rentals lose value due to the restriction on rents, property tax assessments decrease along with the property tax base. Therefore, other property owners would eventually pay more in taxes or fees as a result. Rent control discourages the production of new rental dwellings in the private sector.

[CLICK TO READ: NAR Issue Summary on Rent Control](#)

LEGISLATION THAT NMAR IS MONITORING

House Bills

- **HB 25** - Minimum Wage Increase & Indexing (*Chandler, Roybal Caballero*)
- **HB 26** - Notice for Abandoned Properties List (*Chandler*)
- **HB 28** - State Minimum Wage Cost of Living Increase (*Garcia*)
- **HB 45** - Natural Heritage Conservation Act Amendments (*McQueen*)
- **HB 115** - Psychometrically Sound Home Inspector Exam (*Cates, Ferrary*)
- **HB 165** - Uniform Unclaimed Property Act (*Nibert*)
- **HB 179** - Filing of Liens with Property Owner (*Chavez, Jaramillo*)
- **HB 185** - Environmental Standards for Appliances & Fixtures (*Ortez*)
- **HB 186** - Disabled Veteran Property Tax Proof (*Martinez*)
- **HB 207** - Expand Human Rights Act Scope (*Romero, A., Ortez*)

House Joint Resolutions

- **HJR 4** - Environmental Rights Act, CA (*Ferrary, Sedillo Lopez*)
- **HJR 5** - Extend Veteran Property Tax Exemption, CA (*Alcon, Garcia*)
- **HJR 6** - Increase Veteran Property Tax Exemption, CA (*Alcon, Garcia*)

- **HJR 10** - Veteran Property Tax Exemption, CA (*Borrego*)

Senate Bills

- **SB 38** - General Revision of Taxes (*Sharer*)
- **SB 46** - Wrongful Foreclosure Protection Act (*Duhigg*)
- **SB 66** - GRT Distribution to Certain Entities (*Woods*)
- **SB 77** - New Home Build Renewable Requirements (*Soules*)
- **SB 97** - Easements for Broadband Internet Infrastructure (*Padilla, Chandler*)
- **SB 99** - Rent Control Prohibitions (*Lopez, Roybal Caballero*)
- **SB 133** - Catalytic Converter Sales Records (*Stewart, Jaramillo*)
- **SB 139** - Services for Homeless People (*Rodriguez*)
- **SB 140** - NM Housing Trust Fund (*Rodriguez*)
- **SB 141** - Santa Fe Homeless Shelter & Programming (*Rodriguez*)
- **SB 162** - Behavioral Health Transitional Housing (*Hamblen*)
- **SB 222** - Retention of Water Rights Original Documents (*Pirtle*)
- **SB 246** - Uniform Law on Notarial Acts (*Ivey-Soto, Hochman-Vigil*)
- **SB 247** - Uniform Licensing Act Changes (*Ivey-Soto, Munoz*)

Senate Joint Resolutions

- **SJR 6** - Environmental Rights, CA (*Sedillo Lopez, Pope*)
- **SJR 8** - Foreign Nation-Owned Property Taxes, CA (*Pirtle*)
- **SJR 9** - Anti-Donation Clause, CA (*Ortiz y Pino, Munoz*)

Learn more about legislation by searching for the bill [HERE](#).



The 2023 Legislative Priorities are set by the NMAR Legislative Committee, chaired by Coleen Dearing, and guided by the Quality-of-Life Statements.

PROTECTING PRIVATE PROPERTY RIGHTS

- REALTORS® believe that **PRIVATE PROPERTY RIGHTS** are the fundamental tenant upon which our nation was founded and are guaranteed by both the New Mexico State Constitution and the United States Constitution. REALTORS® strongly support the right of each individual to **OWN, USE, & TRANSFER REAL PROPERTY**.

GROWING HOUSING OPPORTUNITIES - THE AMERICAN DREAM

- REALTORS® believe that **HOMEOWNERSHIP** is indeed **THE AMERICAN DREAM** and that it fosters responsibility and stability in communities, grows positive civic values, and increases individuals' financial security. REALTORS® support efforts to afford all residents of the State of New Mexico the opportunity to **LIVE in SAFE,**

AFFORDABLE, & SANITARY HOUSING.

PRESERVING THE LAND OF ENCHANTMENT

- REALTORS® recognize the superb landscape and natural amenities in which New Mexicans are privileged to live and are firmly committed to protecting that **QUALITY OF LIFE**. REALTORS® urge continued action in the protection of the quality of our **AIR, WATER, & LAND**.

SUPPORTING A VITAL AND VIBRANT ECONOMY

- REALTORS® believe that vigorous and **FAIR COMPETITION** is essential to the maintenance of the free enterprise system, and the best way of encouraging **ECONOMIC DEVELOPMENT**. REALTORS® support legislation that promotes a **HEALTHY BUSINESS CLIMATE** which encourages business to locate and thrive in the state.

SUPPORTING QUALITY NEIGHBORHOODS & COMMUNITIES

- REALTORS® strongly believe that communities flourish when they offer a high **QUALITY OF LIFE** at a reasonable cost and when they are located in proximity to areas where people work, play, and shop. REALTORS® recognize the imperative of long-term planning in accommodating future growth in **RESIDENTIAL, COMMERCIAL, & INDUSTRIAL AREAS**.

TEXT "REALTORS" TO 30644 TO STAY UP TO DATE



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Throughout the session, NMAR will release a new volume of the Legislative Bulletin every Monday. Members are encouraged to stay up to date with NMAR legislative priorities and respond to Calls for Action when they are sent out.

The New Mexico Association of REALTORS® is the largest trade association in the state, with 7,500+ REALTOR® members living and working in every legislative district in New Mexico.

Visit our website to learn more about NMAR Advocacy efforts www.nmrealtor.com

Support NMAR Advocacy efforts
by contributing to the
REALTORS® Political Action
Committee of New Mexico. \$15 is
all it takes!

**CLICK HERE TO
INVEST IN RPAC**



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