



LEGISLATIVE BULLETIN

VOLUME V - February 20, 2023



THE 56TH LEGISLATURE

Session Day: **33**

Session Days Remaining: **27**

Total Bills Introduced: **1,089**

Total Bills Passed One Chamber: **54**

Total Bills Passed Both Chambers: **3**

We are officially **halfway through the 60-day session** of the 56th Legislature.

A total of **1,089** pieces of legislation have been introduced in this session. No new legislation can be introduced, now the focus turns to getting legislation through the process in committees and chambers before the session concludes at noon on March 18, 2023.

Stay tuned and ready to engage with legislators across the state as NMAR will surely need your help to communicate our position on proposed legislation.

The New Mexico Association of REALTORS® is the voice of real estate in the Land of Enchantment.

TAKE ACTION - Make your voice heard!

NMAR needs your help to oppose two bills that would negatively impact private property rights if passed. SB298 and HB6 are scheduled for their first committee hearings this week. We need your help with providing public comment to communicate to legislators why these pieces of legislation negatively impact the industry and its stakeholders.

OPPOSE SENATE BILL 298

SB298 amends the Mobile Home Park Act to implement rent control, extends the eviction process for nonpayment of rent, and strips landlords of their ability to terminate rental agreements by limiting when/how they can proceed.

We need your help with public comment!

WHO: [Senate Health and Public Affairs Committee](#)

WHAT: [SB 298 Mobile Home Park Act Changes](#)

WHEN: Monday, 2/20/2023 @ 1:30 PM or 1/2 hour after the floor session.

WHERE: Zoom & State Capitol Room 311

[VIEW THE AGENDA](#)

[Join Zoom](#)

OPPOSE HOUSE BILL 6

HB6 makes changes to the Housing Codes in New Mexico by requiring a written statement of deductions, increasing civil penalties, increasing the time permitted to remedy nonpayment of rent, increasing the period of time required for nonpayment notices, prohibiting a landlord from refusing to renew or seek to terminate a rental agreement.

We need your help with public comment!

WHO: [House Consumer and Public Affairs Committee](#)

WHAT: [HB 6 Housing and Rent Changes](#)

WHEN: Tuesday, 2/21/2023 @ 1:30 PM

WHERE: Zoom & State Capitol Room 311

[VIEW THE AGENDA](#)

[Join Zoom](#)

NMAR POSITION ON LEGISLATION

BILLS THAT NMAR SUPPORTS

- *HJR 5 - Extend Veteran Property Tax Exemption, CA (Alcon)*
- *HJR 6 - Increase Veteran Property Tax Exemption, CA (Alcon)*
- *SB 133 - Catalytic Converter Sales Records (Stewart)*
- *SB 139 - Services for Homeless People (Rodriguez)*
- *SB 140 - NM Housing Trust Fund (Rodriguez)*
- *SB 141 - Santa Fe Homeless Shelter & Programming (Rodriguez)*
- *SB 281 - Independent Inspectors for Construction (Pirtle)*
- *SB 286 - Bar Against Discriminatory Restrictive Covenants (Ivey-Soto)*
- *SB 381 - Advances Allocation for Housing Trust Fund to 2023 (Rodriguez)*

BILLS THAT NMAR OPPOSES

- *HB6 - Housing and Rent Changes (Rubio)*
- *HB 241 - Multifamily Housing Construction Permit Conditions (Cates)*
- *HJR 4 - Environmental Rights Act, CA (Ferrary)*
- *SB 99 - Rent Control Prohibitions (Lopez)*
- *SB 375 - Rent Control and Safe Cooling Systems (McKenna)*
- *SB 411 - Uniform Owner-Resident Relations Act Updates (Jaramillo)*
- *SB 449 - Real Estate Contract Act (Ortiz y Pino)*
- *SJR 6 - Environmental Rights, CA (Sedillo Lopez)*
- *SJR 8 - Foreign Nation-Owned Property Taxes, CA (Pirtle)*

BILLS THAT NMAR IS MONITORING

- *HB 25 - Minimum Wage Increase & Indexing (Chandler)*
- *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)*
- *HB 165 - Uniform Unclaimed Property Act (Nibert)*
- *HB 179 - Filing of Liens with Property Owner (Chavez)*
- *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.)*
- *HB 228 - Improvement Special Assessment Act (Serrato)*
- *HB 250 - Corrections to Property Records for Minor Errors or Omissions (Nibert)*
- *HB 255 - Employee Leasing Contractor Benefit Plans (Serrato)*
- *HB 273 - Uniform Cohabitants Economic Remedies Act (Little)*
- *HB 346 - 10 Year Water Rights Forfeiture Period (McQueen)*
- *HB 358 - Dona Ana County Transitional Housing Funds (Lujan)*
- *HB 414 - Housing Department Act (Chasey)*
- *HB 425 - Additional Housing Dwelling Units (Borrego)*
- *HJR 4 - Environmental Rights Act, CA (Ferrary)*
- *HJR 10 - Veteran Property Tax Exemption, CA (Borrego)*
- *HJR 11 - Firefighter Property Tax Exemption, CA (Borrego)*
- *SB 11 - Paid Family and Medical Leave Act (Stewart)*
- *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)
- SB 99 - Rent Control Prohibitions (Lopez)
- 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)
- SB 247 - Uniform Licensing Act Changes (Ivey-Soto)
- SB 298 - Mobile Home Park Act Changes (Correa Hemphill)
- SB 300 - Disabled Veteran Property Tax Exemption (Pope)
- SB 303 - Tax Increment Development District Changes (Padilla)
- SB 314 - Water Project Fund Projects (Cervantes)
- SB 321 - HOA Board Elections (Pope)
- SB 333 - Multigenerational Housing and Zoning (Maestas)
- SB 337 - Water Security Plan Act (Stefanics)
- SB 338 - Transfer of Property Affidavits (Neville)
- SB 380 - Increase Penalties for Water Law Violations (Sedillo Lopez)
- SB 391 - Water Trust Board: Public Member Appointment Authority Changed (Cervantes)
- SB 393 - Agricultural Use Land Tax Evaluation (Gonzales)
- SB 394 - Special Method of Valuation: Conserved Unimproved Land (Gonzales)
- SB 398 - Allowing Housing Commissioners Multiple City Jobs (Rodriguez)
- SB 405 - Food Accessibility Act (Pirtle)
- SJR 9 - Anti-Donation Clause, CA (Ortiz y Pino)

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



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.



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

Support NMAR Advocacy
efforts by contributing to the
REALTORS® Political Action

Committee of New Mexico.

An investment of \$15 is all it takes to be a part of the association's advocacy efforts in Santa Fe and across the state.



Click [HERE](#) to learn more about RPAC!

**BECOME AN
INVESTOR TODAY
CLICK HERE!**



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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



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