



# LEGISLATION UPDATE

## UPDATE: SB298 & HB6

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In the Legislative Bulletin sent out on Monday, February 20, 2023, NMAR asked the membership to **TAKE ACTION** on two bills scheduled for committee. Below is an update on both pieces of legislation.

**SENATE BILL 298**, introduced by Senator Hemphill and Senator O'Neill, would amend the Mobile Home Park Act to implement rent control, extend the eviction process for nonpayment of rent, and strip landlords of their ability to terminate rental agreements by limiting when/how they can proceed.

The Bill was before the Senate Health and Public Affairs Committee on the evening of Monday, February 20th. After hearing public comment in opposition and support for the bill, the Chairman suggested that the bill sponsors go back and work on the bill with members/groups in opposition to improve the legislation. ***NMAR will make every effort to communicate and work with the bill sponsors to address our concerns.***

**HOUSE BILL 6**, introduced by Representatives Rubio, Romero, and Roybal Caballero, would make 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.

The Bill was before the House Consumer and Public Affairs Committee on the afternoon of Tuesday, February 21st. The committee heard public comment in opposition and support for the bill, and eventually voted on a **DO PASS** from the committee (as expected) and will now head to the House Judiciary

Committee. **NMAR will continue to work with lawmakers to communicate why we OPPOSE this legislation.**

Thank you to all who made your voices heard by contacting legislators, providing public comment, and communicating the impact that this legislation would have on **YOUR** business. We will continue to keep you apprised of our advocacy efforts.



### **HOUSING INVENTORY**

- REALTORS® advocate for an increased housing inventory across New Mexico. REALTORS® support the creation of workforce housing, including affordable housing for veterans and seniors. REALTORS® support programs to curtail unsheltered homelessness.

### **RENT CONTROL**

- REALTORS® oppose legislation that would seek to repeal the rent control prohibition in New Mexico. REALTORS® support legislation that encourages the construction of rental dwellings across New Mexico.

### **TAX POLICY**

- REALTORS® support fair property tax assessments and equitable tax policy. REALTORS® oppose transfer taxes on the sale or transfer of real property.

### **ECONOMIC DEVELOPMENT**

- REALTORS® support legislation that provides jobs and encourages investment. REALTORS® advance initiatives that support a healthy economy in New Mexico. REALTORS® support statewide broadband availability.

### **CONDOMINIUM ACT**

- REALTORS® encourage the review of the New Mexico Condominium Act [47-7A-1 to 47-7D-20 NMSA 1978] to ensure compatibility with the Homeowners Association (HOA) amendments passed in the 2019 Regular Session via Senate Bill 150 (SB150).

### **WATER**

- REALTORS® support legislation that ensures that the availability and quality of water meet the needs of New Mexico and its people.



## 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.



New Mexico Association of REALTORS | 549 S Guadalupe St, Santa Fe, NM 87501

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