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HOUSE MEMORIAL 35

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

INTRODUCED BY

Marian Matthews

A MEMORIAL

REQUESTING THE REGULATION AND LICENSING DEPARTMENT, 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 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 regulation
16 and licensing department, the New Mexico mortgage finance
17 authority, the public regulation commission, the governor's
18 office of housing, the chair of the opportunity enterprise and
19 housing development review board or the chair's designee and
20 the attorney general be requested to develop recommendations
21 for:

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

24 B. a rent stabilization program for mobile home
25 residents; and

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1 BE IT FURTHER RESOLVED that the regulation and licensing
2 department, the New Mexico mortgage finance authority, the
3 public regulation commission, the governor's office of housing,
4 the chair of the opportunity enterprise and housing development
5 review board or the chair's designee and the attorney general
6 report findings, conclusions and recommendations to the
7 appropriate interim legislative committees that study housing
8 and property issues by September 1, 2025; and

9 BE IT FURTHER RESOLVED that copies of this memorial be
10 transmitted to the regulation and licensing department, the New
11 Mexico mortgage finance authority, the public regulation
12 commission, the governor's office of housing, the chair of the
13 opportunity enterprise and housing development review board and
14 the attorney general for appropriate distribution.