

<b>LFC Requester:</b>	<b>Allegra Hernandez</b>
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**AGENCY BILL ANALYSIS - 2026 REGULAR SESSION**

**WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO**  
[AgencyAnalysis.nmlegis.gov](http://AgencyAnalysis.nmlegis.gov) and email to [billanalysis@dfa.nm.gov](mailto:billanalysis@dfa.nm.gov)  
*(Analysis must be uploaded as a PDF)*

**SECTION I: GENERAL INFORMATION**

*{Indicate if analysis is on an original bill, amendment, substitute or a correction of a previous bill}*

**Date Prepared:** 1/26/26 *Check all that apply:*  
**Bill Number:** HB138 Original  Correction   
 Amendment  Substitute

**Sponsor:** Andrea Romero **Agency Name and Code** Dept. of Workforce Solutions-631  
**Short Title:** Zoning Lot Size Requirements **Number:** \_\_\_\_\_  
**Title:** \_\_\_\_\_ **Person Writing** Sarita Nair  
**Phone:** 505-263-3187 **Email** Evan.Sanchez@dws.nm.gov

**SECTION II: FISCAL IMPACT**

**APPROPRIATION (dollars in thousands)**

Appropriation		Recurring or Nonrecurring	Fund Affected
FY27	FY28		
0	0		

**REVENUE (dollars in thousands)**

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY27	FY28	FY29		
0	0	0		

(Parenthesis ( ) indicate revenue decreases)

**ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)**

	FY27	FY28	FY29	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected
<b>Total</b>	0	0	0			

(Parenthesis ( ) Indicate Expenditure Decreases)

Duplicates/Conflicts with/Companion to/Relates to:  
 Duplicates/Relates to Appropriation in the General Appropriation Act

## **SECTION III: NARRATIVE**

### **BILL SUMMARY**

Synopsis: The bill would prohibit local governments from imposing lot size restrictions in residential zones. The bill also makes technical corrections to the statutes being amended.

### **FISCAL IMPLICATIONS**

None to DWS.

### **SIGNIFICANT ISSUES**

Lot size restrictions can limit the development of affordable and attainable housing by increasing the cost per unit (because the cost of the land for each unit is higher). Historically, lot size minimums have also been a way to prevent multifamily and smaller home development

### **PERFORMANCE IMPLICATIONS**

None.

### **ADMINISTRATIVE IMPLICATIONS**

None.

### **CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP**

None known.

### **TECHNICAL ISSUES**

None.

### **OTHER SUBSTANTIVE ISSUES**

None.

### **ALTERNATIVES**

None known.

### **WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL**

Local governments can continue to limit residential development based on lot size.

### **AMENDMENTS**

None.