

<b>LFC Requester:</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:** 2/03/2026 *Check all that apply:*  
**Bill Number:** HB 272 Original  Correction   
 Amendment  Substitute

<b>Sponsor:</b> <u>Nathan P. Small</u>	<b>Agency Name and Code Number:</b> <u>Administrative Office of the District Attorneys 264</u>
<b>Short Title:</b> <u>Crime of Deed Theft</u>	<b>Person Writing:</b> <u>Troy J. Davis</u>
<b>Title:</b> _____	<b>Phone:</b> <u>505-385-8461</u> <b>Email:</b> <u>Davistr@msn.com</u>

**SECTION II: FISCAL IMPACT**

**APPROPRIATION (dollars in thousands)**

Appropriation		Recurring or Nonrecurring	Fund Affected
FY26	FY27		

**REVENUE (dollars in thousands)**

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY26	FY27	FY28		

(Parenthesis ( ) indicate revenue decreases)

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

	FY26	FY27	FY28	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected
<b>Total</b>						

(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:** House Bill 272 seeks to make a deed theft a felony offense. Under this bill, deed theft occurs when a person, with the intent to defraud or deceive by: Intentionally falsifying or misrepresenting property documents (like deeds or titles) to unlawfully transfer or encumber ownership. Providing false information regarding the authorized representative or owner of a property to induce others to rely on that information for the purpose of obtaining possession or ownership. Taking or stealing real property ownership through forgery, larceny, or other deceptive practices. Make theft of commercial real property a third-degree felony; theft of residential property, mixed use property or two or more commercial properties a second-degree felony. Theft of residential property that is occupied as a home or owned or occupied by a person 60 or older, an incapacitated person, or a person with physical disability would be a first-degree felony. The bill defines commercial real property, residential real property and mixed use property.

### **FISCAL IMPLICATIONS**

None

### **SIGNIFICANT ISSUES**

The bill specifically elevates deed theft to a **first-degree felony** if the victim is 60 or older, incapacitated, or has a physical disability. This serves as a strong deterrent against predators who target seniors and those with fewer resources to defend themselves.

### **PERFORMANCE IMPLICATIONS**

### **ADMINISTRATIVE IMPLICATIONS**

None

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

None

### **TECHNICAL ISSUES**

None

### **OTHER SUBSTANTIVE ISSUES**

### **ALTERNATIVES**

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

By creating a specific "Deed Theft" section in the Criminal Code, the law moves property fraud out of general larceny and into its own category. This allows law enforcement and prosecutors to better track and target these specific crimes.