

LFC Requester:

Noah Montano

AGENCY BILL ANALYSIS - 2026 REGULAR SESSION

WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO

AgencyAnalysis.nmlegis.gov and email to 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: 2/4/2026

Check all that apply:

Bill Number: HB 274Original Correction Amendment Substitute

Sponsor: Rep. Jonathon A. Henry
Rep. Rebecca Dow
Rep. Joshua N. Hernandez

Short Title: NONCONFORMING MOBILE HOME PARK LOTS

Agency Name and Code Number:

Regulation & Licensing Dept.
(RLD), 420

Person Writing Kevin GrahamPhone: 505-274-0214 Email Kevin.graham@rld.nm.gov**SECTION II: FISCAL IMPACT****APPROPRIATION (dollars in thousands)**

Appropriation		Recurring or Nonrecurring	Fund Affected
FY26	FY27		
N/A	N/A	N/A	N/A

REVENUE (dollars in thousands)

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY26	FY27	FY28		
N/A	N/A	N/A		

(Parenthesis () indicate revenue decreases)

ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)

	FY26	FY27	FY28	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected
Total	N/A	N/A	N/A	N/A		

(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 274 (HB 274)

HB 274 would add a new section to the Mobile Home Park Act (Article 10 of Chapter 47) and would amend two articles of New Mexico Municipal Code (Chapter 3 of NMSA 1978).

The bill adds a new section to the Mobile Home Park Act that would allow management of mobile home parks to transfer ownership of individual mobile home spaces in a manner such that separately owned lots may be created without conforming to dimensional requirements of the underlying zoning district.

The bill would also amend the Municipal Code (Code) to provide that any ordinance or regulation under the Code's Manufactured Housing and Zoning Act, Article 21A, where such ordinance or regulation precludes such transfer, is an impermissible regulation. The Code's Zoning Regulations article, contained in Article 21, is also amended to provide that the bill's authorization of mobile home parks' management to transfer ownership of spaces in such manner as provided in the bill, is an exception to general zoning authority of a county or municipality.

FISCAL IMPLICATIONS

HB 274 would not impact the Regulation and Licensing Department (RLD) directly. The bill is not anticipated to have a direct fiscal or operational impact on the RLD if implemented.

SIGNIFICANT ISSUES

PERFORMANCE IMPLICATIONS

ADMINISTRATIVE IMPLICATIONS

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

TECHNICAL ISSUES

OTHER SUBSTANTIVE ISSUES

ALTERNATIVES

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL

AMENDMENTS