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FISCAL IMPACT REPORT

ORIGINAL DATE 02/24/11

SPONSOR Griego, P. LAST UPDATED _____ HB _____

SHORT TITLE Single Section Manufacturing Home Zoning SB 570

ANALYST Aubel

REVENUE (dollars in thousands)

Estimated Revenue			Recurring or Non-Rec	Fund Affected
FY11	FY12	FY13		
	NFI			

(Parenthesis () Indicate Revenue Decreases)

Relates to HB 595, HB 602, SB 462, SB 479

SOURCES OF INFORMATION

LFC Files

Responses Received From

New Mexico Municipal League (NMML)

No Response From

Regulation and Licensing Department (RLD), Manufactured Housing Division

SUMMARY

Synopsis of Bill

Senate Bill 570 amends the Manufactured Housing and Zoning Act to update the act by including new terminology for what was considered a “mobile home” or “trailer” and is now known as a “single-section manufactured home” that is constructed in a factory to the standards of the U.S. Department of Housing and Urban Development (HUD). The bill would require that single-section manufactured homes be treated the same as mobile homes under the act.

FISCAL IMPLICATIONS

There is no fiscal impact noted for this bill.

SIGNIFICANT ISSUES

The LivingWithMyHome website provides the following background information:

A manufactured home is a home that is built in a factory and transported to a building lot where it is placed on piers or a foundation. Manufactured homes used to be known as “mobile homes” or “trailer homes”. These terms have faded away in favor of the term “manufactured homes.”

Prior to June 1976, there was no federal standard for mobile homes. On this date the National Manufacture Housing Construction and Safety Standard was created (US Department of Housing and Urban Development or HUD). All manufactured homes in the United States must be built and inspected to this standard. A certifying plate on the exterior of the home indicates that the home was inspected and complies with the HUD Code. In 1980 the term mobile home was changed to manufactured home.

Years ago, most manufactured homes were single section homes. They tended to be long and narrow, a necessity for transportation. Today most are multi-section. That is two or more sections are towed to the site and placed together.

SB 570 would define a single-section manufactured home and recognize the local government’s authority to regulate the placement of single-section manufactured homes. The law would not limit the ability, however to permit single-section manufactured home in any appropriate zone, including a specific-use district in which site-built, single-family housing is allowed.

According to the definitions in the act, a “mobile home” does not comply with HUD or industry standards while a single-section manufactured does. Thus, the act might be interpreted as only applying to pre-1976 mobile homes. Modifying the act as proposed would bring the act up to date.

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

Senate Bill 570 relates to the following bills:

HB 595 MANUFACTURED HOUSING DIVISION & RULEMAKING

HB 602 MANUFACTURED HOME TAX AMNESTY

SB 462 MANUFACTURED HOME TAX AMNESTY PROGRAM

SB 479 MANUFACTURED HOUSING COMMISSION RULEMAKING

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL

Single-section manufactured homes might not be treated the same as trailers or multi-section manufactured homes.

MA/bym