

<b>LFC Requester:</b>	<b>Emily Hilla</b>
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**AGENCY BILL ANALYSIS  
2024 REGULAR SESSION**

**WITHIN 24 HOURS OF BILL POSTING, EMAIL ANALYSIS TO:**

[LFC@NMLEGIS.GOV](mailto:LFC@NMLEGIS.GOV)

*and*

[DFA@STATE.NM.US](mailto:DFA@STATE.NM.US)

*{Include the bill no. in the email subject line, e.g., HB2, and only attach one bill analysis and related documentation per email message}*

**SECTION I: GENERAL INFORMATION**

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

Check all that apply:  
**Original**     **Amendment**      
**Correction**     **Substitute**   

**Date** 1/25/2024  
**Bill No:** SB 186

**Sponsor:** Linda Lopez and Brenda McKenna  
**Short Title:** REPEALING THE PROHIBITION RENT CONTROL

**Agency Name and Code Number:** New Mexico Mortgage Finance Authority (MFA) 992  
**Person Writing** Robyn Powell  
**Phone:** 505.767.2271    **Email** rpowell@housingnm.org

**SECTION II: FISCAL IMPACT**

**APPROPRIATION (dollars in thousands)**

Appropriation		Recurring or Nonrecurring	Fund Affected
FY24	FY25		
NFI	NFI	NFI	

(Parenthesis ( ) Indicate Expenditure Decreases)

**REVENUE (dollars in thousands)**

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY24	FY25	FY26		
NFI	NFI	NFI	NFI	

(Parenthesis ( ) Indicate Expenditure Decreases)

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

	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>3 Year Total Cost</b>	<b>Recurring or Nonrecurring</b>	<b>Fund Affected</b>
<b>Total</b>		NFI	NFI	NFI	NFI	

(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**

Senate Bill 186 repeals the statewide prohibition on rent control.

**FISCAL IMPLICATIONS**

NFI

**SIGNIFICANT ISSUES**

The Joint Center for Housing Studies for Harvard University’s “America’s Rental Housing Report 2024” found that the share of housing cost burdened and severely cost burden households has grown over the last decade nationwide and in New Mexico. In 2001, 40.4% of New Mexican renter households were housing cost burdened or severely cost burdened, this figure rose to 43.1% in 2018, and again increased to 49.6% in 2022.

The primary solution to improving housing affordability is to address the root cause, the supply shortage of affordable units, through development. Affordable housing creates income restricted units that are guaranteed to remain affordable for decades through Land Use Restriction agreements. Increasing the number of affordable housing units has a cooling effect on the overall rental market by easing the demand for unsubsidized units.

**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**