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HOUSE BILL 77

**57TH LEGISLATURE - STATE OF NEW MEXICO - SECOND SESSION, 2026**

INTRODUCED BY

Rebecca Dow and Cindy Nava and Joshua N. Hernandez  
and Anita Gonzales

AN ACT

RELATING TO TAXATION; CREATING THE AFFORDABLE HOUSING  
REVITALIZATION CORPORATE INCOME TAX CREDIT; PROVIDING A DELAYED  
REPEAL.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

SECTION 1. A new section of the Corporate Income and  
Franchise Tax Act is enacted to read:

"[NEW MATERIAL] AFFORDABLE HOUSING REVITALIZATION  
CORPORATE INCOME TAX CREDIT.--

A. A taxpayer that, beginning on the effective date  
of this section and prior to January 1, 2037, incurs  
rehabilitation expenses for a revitalization project in New  
Mexico may claim a credit against the taxpayer's tax liability  
imposed pursuant to the Corporate Income and Franchise Tax Act.  
The tax credit provided by this section may be referred to as

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1 the "affordable housing revitalization corporate income tax  
2 credit".

3 B. The amount of tax credit shall be in an amount  
4 equal to thirty percent of the rehabilitation expenses incurred  
5 for a building or lot that has been vacant for more than two  
6 years but less than five years, up to a maximum of two million  
7 dollars (\$2,000,000) per taxpayer, or forty percent of the  
8 rehabilitation expenses incurred for a building or lot that has  
9 been vacant for five years or longer, up to a maximum of four  
10 million dollars (\$4,000,000) per taxpayer; provided that:

11 (1) at least fifteen percent of the  
12 residential housing units developed are affordable housing; and

13 (2) the rehabilitation expenses are at least  
14 eighty percent but not more than one hundred twenty-five  
15 percent of the estimated rehabilitation expenses stated in the  
16 notice of intent to rehabilitate pursuant to Subsection C of  
17 this section.

18 C. Prior to incurring rehabilitation expenses, a  
19 taxpayer shall apply for pre-certification from the New Mexico  
20 mortgage finance authority on forms and in the manner  
21 prescribed by the authority. The application shall include a  
22 proposal for the revitalization project and a notice of intent  
23 to rehabilitate that provides the location of the building or  
24 lot, the estimated expenses and the proposed use upon the  
25 completion of the project. If the New Mexico mortgage finance

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1 authority determines that the projected costs are likely to  
2 meet the requirements to be rehabilitation expenses eligible  
3 for the tax credit, the authority shall issue a pre-  
4 certification to the taxpayer; provided that pre-certification  
5 received shall not mean that the actual costs for the  
6 revitalization project will be approved for a credit provided  
7 by this section.

8 D. Within one calendar year of the date the  
9 revitalization project is complete and the building is ready  
10 for occupancy, the taxpayer shall apply for certification of  
11 eligibility from the New Mexico mortgage finance authority on  
12 forms and in the manner prescribed by the authority. The  
13 application shall include an affidavit from a certified public  
14 accountant verifying that the rehabilitation expenses were  
15 incurred by the taxpayer and meet the requirements of this  
16 section. The aggregate amount of credits that may be certified  
17 as eligible in a calendar year is one hundred million dollars  
18 (\$100,000,000); provided that no more than fifty million  
19 dollars (\$50,000,000) in credits shall be allowed for projects  
20 developed in areas that are not rural areas. Completed  
21 applications shall be considered in the order received.  
22 Applications for certification received after the limitation on  
23 the aggregate amount of credits has been met in a calendar year  
24 shall not be approved. If a taxpayer is eligible for the  
25 credit, a dated certificate of eligibility shall be issued to

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1 the taxpayer providing the amount of credit for which the  
2 taxpayer is eligible.

3 E. A certificate of eligibility provided by this  
4 section may be sold, exchanged or otherwise transferred to  
5 another taxpayer for the full value of the credit. The parties  
6 to such a transaction shall notify the department of the sale,  
7 exchange or transfer within ten days of the sale, exchange or  
8 transfer.

9 F. That portion of approved credit claimed by a  
10 taxpayer that exceeds the taxpayer's income tax liability in  
11 the taxable year in which the credit is claimed shall not be  
12 refunded but may be carried forward for a maximum of five  
13 consecutive taxable years.

14 G. To receive a tax credit provided by this  
15 section, a taxpayer shall claim the credit on forms and in the  
16 manner prescribed by the department within twelve months  
17 following the calendar year in which the certificate of  
18 eligibility was issued.

19 H. The credit provided by this section shall be  
20 included in the tax expenditure budget pursuant to Section  
21 7-1-84 NMSA 1978, including the annual aggregate cost of the  
22 credit.

23 I. As used in this section:

24 (1) "abandoned building" means a structure or  
25 part of a structure in New Mexico that has been unoccupied and

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1 non-operational for income-producing purposes for at least two  
2 years prior to the filing of a notice of intent to  
3 rehabilitate;

4 (2) "affordable housing" means single-family  
5 or multifamily residential housing primarily for persons or  
6 households of low or moderate income;

7 (3) "low or moderate income" means a household  
8 in which the current annual income is at or below eighty-five  
9 percent of the area median income for the geographic area in  
10 which the household is located, adjusted for family size, as  
11 determined by the United States department of housing and urban  
12 development;

13 (4) "rehabilitation expenses" means capital  
14 expenditures incurred while participating in a voluntary  
15 remediation program administered by the department of  
16 environment or for a revitalization project, including  
17 structural repairs, environmental remediation, site  
18 improvements, new construction related to the project,  
19 acquisition, design, engineering and permitting, but excluding  
20 costs related to personal property;

21 (5) "revitalization project" means the  
22 renovation, development or redevelopment of an abandoned  
23 building or a vacant lot into single-family or multifamily  
24 residential housing;

25 (6) "rural area" means a county that has a

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1 population less than one hundred twenty-five thousand persons  
2 according to the most recent federal decennial census or a  
3 municipality with a population less than fifty thousand persons  
4 according to the most recent federal decennial census; and

5 (7) "vacant lot" means a parcel of land in New  
6 Mexico without a structure or part of a structure that has been  
7 unoccupied and non-operational for income-producing purposes  
8 for at least two years prior to the filing of a notice of  
9 intent to rehabilitate."

10 SECTION 2. DELAYED REPEAL.--Section 1 of this act is  
11 repealed effective January 1, 2038.

12 SECTION 3. APPLICABILITY.--The provisions of this act  
13 apply to taxable years beginning on or after January 1, 2026.