

HOUSING, AFFORDABILITY & TENNANTS' RIGHTS BILLS LEGISLATIVE SESSION 2026 (02-10-2026)						
Bill Number	Bill Name	Brief Description	Sponsor	Current Committee	Link to Bill	Actions
HB 17	ACCESSORY DWELLING UNITS IN CERTAIN AREAS	Mandates allowance of accessory dwelling units in all residential zone districts; mandates allowance of multifamily housing in commercial zoning districts and areas near major public transit locations as a permitted use.	Andrea Romero	House Commerce & Economic Development Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=17&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=17&amp;year=26</a>	Has not been heard in committee to date
HB 77	AFFORDABLE HOUSING REVITALIZATION TAX CREDIT	Creates a Corporate Income Tax Credit for taxpayers that rehabilitate abandoned buildings or vacant lots into residential housing. The bill provides a credit based on how long a property has been vacant, establishes affordability requirements, sets an annual cap with a rural allocation, and allows credits to be transferred and carried forward.	Rebecca Dow Cindy Nava	Scheduled for House Taxation & Revenue Committee on 2/11/2026	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=77&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=77&amp;year=26</a> <a href="https://www.nmlegis.gov/Sessions/26%20Regular/bills/house/HB0077CES.pdf">https://www.nmlegis.gov/Sessions/26%20Regular/bills/house/HB0077CES.pdf</a>	2/11/26 - HOUSE TAXATION & REVENUE COMMITTEE Wednesday, February 11, 2026 - 8:30AM
HB 110	HOUSING DEVELOPMENT DATA REPORTING	Requires counties and municipalities to publish a quarterly report on all applications for residential development plans and residential building permits received and the status of each development plan and permit application. The report shall be published on their website and submitted to the economic development department and the legislative finance committee .	Cristina Parajon Heather Berghmans	House Government, Elections & Indian Affairs Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=110&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=110&amp;year=26</a> <a href="https://www.nmlegis.gov/Sessions/26%20Regular/bills/house/HB0110RDS.pdf">https://www.nmlegis.gov/Sessions/26%20Regular/bills/house/HB0110RDS.pdf</a>	2/3/26 - Passed committee substitute; will amend to communities of 40 k+ with a sunset on reporting at 5 years
HB 138	ZONING LOT SIZE REQUIREMENTS	Prohibits municipalities from imposing lot size requirements in residential zones	Andrea Romero	House Commerce & Economic Development Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=138&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=138&amp;year=26</a>	Has not been heard in committee to date
HB 139	NM HOUSING TRUST FUND	Approproates \$135,000,000 to the New Mexico housing trust fund for expenditure in fiscal year 2027 and subsequent fiscal years for the purpose of carrying out the provisions of the New Mexico Housing Trust Fund Act	Janelle Anyanonu	House Government, Elections & Indian Affairs Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=139&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=139&amp;year=26</a>	Referred to House Appropriations & Finance Committee w/ do Pass
HB 140	AFFORDABLE HOUSING ACT OVERSIGHT DUTIES	Appropriates \$500,000 to the department of finance and administration for expenditure by the New Mexico mortgage finance authority in fiscal year 2027 and subsequent fiscal years for the oversight duties required by the provisions of the Affordable Housing Act	Janelle Anyanonu	House Government, Elections & Indian Affairs Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=140&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=140&amp;year=26</a>	Referred to House Appropriations & Finance Committee w/ do Pass
HB 176	CREATE ZERO INTEREST DOWN PAYMENT LOAN FUND	Creates a loan fund that shall be used to provide zero interest loans to eligible home buyers for up to twenty percent of the purchase price of residential housing for first-time home buyers.	Alan T. Martinez Rebecca Dow Jonathan A. Henry	House Commerce & Economic Development Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=176&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=176&amp;year=26</a>	Has not tbeen heard in committee to date
HB 194	EXPAND METRO REDEVELOPMENT CODE & PROJECTS	Allows for housing emergency areas to be designated as metropolitan redevelopment areas and extends the Tax Abatement in designated Metropolitan Redevelopment Areas from 7 years to 20 years.	Cristina Parajon	Scheduled for House Rural Development, Land Grants And Cultural Affairs on 2/10/2026	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=194&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=194&amp;year=26</a>	Committee Substitute <a href="https://www.nmlegis.gov/Sessions/26%20Regular/Committee_Subs_And_Amendments/HB0194RD1%20233560.4%20.pdf">https://www.nmlegis.gov/Sessions/26%20Regular/Committee_Subs_And_Amendments/HB0194RD1%20233560.4%20.pdf</a>
HB 200	NEW HOMES FOR NEW MEXICO PROGRAM	A \$25 million appropriation administered by MFA, would provide \$10,000 in down payment assistance for middle-income homebuyers for new single-family residential developments.	Cristina Parajon Javier Martínez Heather Berghmans	House Commerce & Economic Development Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=200&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=200&amp;year=26</a> <a href="https://www.nmlegis.gov/Sessions/26%20Regular/Amendments_In_Context/HB0200.pdf">https://www.nmlegis.gov/Sessions/26%20Regular/Amendments_In_Context/HB0200.pdf</a>	2/9/26-Do Pass by House Appropriations and Finance - Sent to House Floor
HB 251	NEW HOMES DEVELOPMENT PROGRAM	Thirty million dollars (\$30,000,000) is appropriated in fiscal years 2027 through 2029 by the New Mexico mortgage finance authority to conduct the new homes development program	Cristina Parajon Heather Berghmans Gail Armstrong	House Commerce & Economic Development Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=251&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=H&amp;LegType=B&amp;LegNo=251&amp;year=26</a>	2/9/2026-Scheduled for House Commerce & Economic Development Committee
SB 58	EXTEND PROPERTY TAX EXEMPTION PERIOD	Extends the allowable Tax Abatement in designated Metropolitan Redevelopment Areas from 7 years to 14 years.	Heather Berghmans	House Taxation & Revenue Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=S&amp;LegType=B&amp;LegNo=58&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=S&amp;LegType=B&amp;LegNo=58&amp;year=26</a>	2/9/26- Do pass by House commerce & Economic Development Committee
SB 92	CONSTRUCTION MATERIALS GROSS RECEIPTS	Creates a deduction for receipts from selling construction materials and labor for affordable housing.	Michael Padilla Cindy Nava	Senate Tax, Business and Transportation Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=S&amp;LegType=B&amp;LegNo=92&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=S&amp;LegType=B&amp;LegNo=92&amp;year=26</a>	Incorporated into SB 151

SB 131	RESIDENTIAL APARTMENTS IN COMMERCIAL ZONES	Eliminates restrictions on building height and number of stories; allows residential apartments in commercial zones and small-scale commercial in residential zones; allows duplexes and townhouses in residential and mixed-use zones; prohibits minimum parking mandates; revises the appraisal process.	Antonio Maestas	Senate Health and Public Affairs Committee	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=S&amp;LegType=B&amp;LegNo=131&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=S&amp;LegType=B&amp;LegNo=131&amp;year=26</a>	2/9/26-Senate Health and Public Affairs Committee
SB 151	CORPORATE INCOME TAX CHANGES	Tax Package that combines: SB 12 – Physician Tax Credit, SB 36 – Quantum Facility Infrastructure Tax Credit, <u>SB 92 – Gross Receipts Tax Deduction for Affordable Housing</u> , SB 120 – Local Journalist Employment Tax Credit, SB 133 – Health Equipment GRT Deduction.	Peter Wirth Cristina Parajon Heather Berghmans Natalie Figueroa	<a href="#">Senate Finance Committee</a>	<a href="https://www.nmlegis.gov/Legislation/Legislation?Chamber=S&amp;LegType=B&amp;LegNo=151&amp;year=26">https://www.nmlegis.gov/Legislation/Legislation?Chamber=S&amp;LegType=B&amp;LegNo=151&amp;year=26</a>	Hearing date TBD
OTHER BILLS						Actions
HB 2	GENERAL APPROPRIATION ACT OF 2026	GENERAL APPROPRIATION ACT OF 2026 Directs \$110 million to targeted housing development, including transitional housing, with a focus on Bernalillo and Doña Ana counties Makes \$45.9 million available to housing providers to focus on specialized housing solutions and a strategic response to homelessness	Nathan P. Small Meredith A. Dixon	House Appropriations & Finance Committee	<a href="https://www.nmlegis.gov/Sessions/26%20Regular/bills/house/HB0002AFS.pdf">https://www.nmlegis.gov/Sessions/26%20Regular/bills/house/HB0002AFS.pdf</a>	Committee Substitute now available
Important links						
	Legislative Calendar	<a href="https://www.nmlegis.gov/Calendar/Session">https://www.nmlegis.gov/Calendar/Session</a>				