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Summary of 2026 Housing Bills

Creating policy change through the legislative process isn't easy. In the 2026 legislative session, there were 685 bills introduced, and only 74, just over 10 percent, of those measures passed both chambers. To get a bill through the process, advocates need to start early, have a plan, and have thoroughly researched proposals. That's why we've started early, creating a review of legislation that was proposed in 2026, and beginning the process of developing an agenda for the 2027 legislative session. The governor has signed less than half of all the bills that passed both chambers. She has until this Wednesday to sign bills, and if she takes no action on bills, they are vetoed — this called a pocket veto. The elimination of this veto is going to be on the ballot in November of 2026 as a Constitutional amendment. The following is always subject to change pending the Governor's actions (Thanks to Daniel Werwath, whose tracker we used to put this together).

Summary of 2026 Housing Bills

There were 21 housing or housing-related bills introduced during the 2026 legislative session. The bills fell into roughly 7 categories, data (1 bill), funding (4 bills), governance (2 bills), home ownership (3 bills), tax (5 bills), tenant/landlord (3 bills), and zoning (3 bills). Only 2 of those bills passed both the Senate and the House: a home ownership bill (House Bill 200), and one tax bill - the bill we proposed, worked on, and supported, (Senate Bill 92) a Gross Receipts Tax (GRT) deduction for affordable housing. Another bill, (Senate Bill 58)— extending the period of tax abatement in Metropolitan Redevelopment Areas from 7 to 14 years — also passed. We brought this idea forward in our agenda last year and suggested it to the City of Albuquerque.

Here is a summary of 2026 New Mexico Housing Legislation Summary of Bills by Policy Category:

Data and Reporting

HOUSE BILL 110 – This bill would have required some local governments, especially Bernalillo County and Albuquerque, to report quarterly data on housing permitting and development approvals. The goal of the bill is laudable, improving the transparency of the permitting process and hopefully, creating the basis for interventions that would improve housing production. This was an important bill and we hope to see the idea succeed next session. *Was referred to House Government, Elections, Indian Affairs Committee and was not heard.*

Funding and Appropriations

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HOUSE BILL 2 – The budget makes significant investments in housing across New Mexico. The bill provides $50 million to the New Mexico Mortgage Finance Authority to support affordable and transitional housing, homelessness initiatives, housing services, and down payment and interest-rate assistance. It also includes $20 million for the Housing Development Revolving Fund, with $5 million dedicated to tribal housing infrastructure, and continues support for manufactured housing oversight. In addition, $7.24 million for civil legal services will help prevent evictions and promote housing stability for low-income renters. *Passed.*

HOUSE BILL 139 – Affordable Housing Trust Fund Allocations appropriates approximately $135 million requested by the New Mexico Mortgage Finance Authority (MFA) to support the state's Affordable Housing Trust Fund for construction and preservation of affordable housing. *Died after no hearing in HAFC.*

HOUSE BILL 140 – Affordable Housing Act Oversight Duties provides $500,000 to the New Mexico Mortgage Finance Authority to support oversight of the Affordable Housing Act and provide technical assistance to local governments developing housing plans. *Died after no hearing in HAFC.*

HOUSE BILL 190 – Homelessness Services for LGBTQ+ Residents appropriates $1 million to the Department of Workforce Solutions to fund homelessness services targeted toward LGBTQ+ individuals experiencing housing instability. *Was not heard*.

Governance and State Housing Administration

HOUSE BILL 131 – Planning Bureau in Economic Development Department would create a statewide planning bureau within the Economic Development Department to coordinate long-term growth and development planning across New Mexico. *Deemed not germane.*

SENATE BILL 127 – Homelessness Reduction Division proposes establishing a new Homelessness Reduction Division within the Health Care Authority to coordinate state homelessness policy and services. *Was not heard*.

Home Ownership Programs

HOUSE BILL 200 – New Homes for New Mexico Program creates a $25 million program to subsidize development of below-market home ownership opportunities, expected to support roughly 200 new homes for moderate-income buyers. *Passed.*

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HOUSE BILL 176 – Zero Interest Down Payment Loan Fund proposes establishing a fund providing zero-interest loans to home buyers to assist with down payment costs and improve access to home ownership. *Was not heard*.

HOUSE BILL 251 – New Homes Development Program creates a $30 million program providing approximately $10,000 in down payment assistance for buyers purchasing newly constructed homes within 12 months of construction. *Was not heard*.

Tax Policy and Housing Incentives

SENATE BILL 92 / SENATE BILL 151 – Affordable Rental GRT Exemption creates a Gross Receipts Tax exemption for construction of qualifying affordable multifamily housing developments. The exemption was included in a broader tax package passed by the legislature. *Passed.*

HOUSE BILL 103 – Residential Property Value Increase Clarification clarifies that zoning changes adopted by municipalities do not trigger automatic property tax revaluation of residential properties. *Died in Senate: 16:26.*

HOUSE BILL 77 – Revitalization for Affordable Housing Tax Credit creates a tax credit for contractors who renovate or convert existing buildings into affordable housing units. The bill received a 7 – 3 vote in the House Commerce and Economic Development Committee. *Died in House Tax and Revenue Committee.*

HOUSE BILL 194 – Would have expanded the Metro Redevelopment Code (House Version) to allow tiered property tax abatements for redevelopment projects that include affordable housing. The bill died in committee. *Died in House Rural Development, Land Grants, and Cultural Affairs Committee.*

SENATE BILL 283 – After it failed, House Bill 194 was brought back as Senate Bill 283 and introduced in the Senate. *Passed out of Senate Tax, Business, and Transportation Committee but did not advance.*

Tenant and Landlord Policy

SENATE BILL 114 – Corporate Ownership of Single-Family Housing proposes restrictions on corporate ownership of single-family homes while exempting certain ownership structures such as LLC's. *Was not heard*.

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SENATE BILL 138 – Repeal Rent Control Prohibition repeals the existing state prohibition that prevents local governments from enacting rent control policies. *Was not heard*.

HOUSE BILL 167 – Mobile Home Opportunity to Purchase allows residents of manufactured home communities the opportunity to purchase their parks when they are offered for sale and provides a capital gains tax credit incentive for sellers. *Deemed not germane*.

Zoning and Land Use Reform

HOUSE BILL 138 – Zoning Lot Size Requirements would prohibit local governments from imposing minimum lot size requirements that restrict residential development. *Was not heard*.

HOUSE BILL 17 – Accessory Dwelling Units in Certain Areas allows accessory dwelling units by right in certain areas and permits residential development in commercial zones near transit corridors while limiting some local regulatory restrictions. *Was not heard*.

SENATE BILL 131 – Residential Apartments in Commercial Zones allows residential uses in commercial areas, removes some parking mandates, adjusts building height restrictions, and modifies appeal procedures for development approvals. *Was not heard*.