Pass HB 6

NM center on law and poverty

Strengthen Housing Stability for New Mexico's families

Sponsored by Rep. Angelica Rubio and Rep. Andrea Romero

New Mexico is in the midst of a housing crisis.

There is a widely documented shortage of affordable housing.



Nearly 1 in 3 New Mexicans rent the home they live in.

$12.00

Minimum wage in New Mexico

<

$17.56

Wages needed for basic two bedroom apartment

With record growing inflation, rising rents, and stagnant wages, more and more renters in NM are increasingly at risk for housing instability or homelessness.

Updating New Mexico's outdated landlord tenant law can prevent evictions.

Despite these challenges, tenants who are behind on rent in New Mexico have almost no time to catch up before an eviction case can be filed, prepare to defend themselves in court, or find a new home. **NM has some of the shortest eviction time frames in the U.S.** Timeframes are often too tight to access rental assistance funds or other financial resources like unemployment benefits that are available. This causes landlords to lose income and renters to be evicted, even though they can pay.

HB 6 would modernize New Mexico law to do the following:

1. **Expand time frames in evictions to allow tenants:**
   - **11 days** instead of 3 to get current on rent before an eviction case can be filed.
   - **14-21 days** before a hearing to allow the parties to participate in available Eviction Prevention and Diversion Programs and seek financial assistance.
   - **15 days** instead of 7 days to secure new housing and move out if evicted.
   - Additional time to move at the court's discretion.
2. **Give renters the opportunity to "pay and stay,"** i.e. avoid eviction if they can pay what is owed at any point prior to eviction.
3. Require the court summons for eviction cases to **explain the renters' rights** and responsibilities and **provide information about the availability of financial resources.**

There is strong support for this bill!

The Governor has prioritized housing during this year's legislative session, recognizing that we need to take "historic action to permanently address the scourge of housing insecurity."

In 2021 and 2022, this bill passed the NM House of Representatives. It also passed its first Senate committee before getting backlogged in Senate Judiciary.

This bill is supported by many housing advocacy organizations.

This fact sheet was prepared by the New Mexico Center on Law and Poverty. For more information, please call Maria Griego at (505) 920-8768.