



HOAMCO®

## 2026 LEGISLATION LOADING ...

At HOAMCO, one of the commitments we make is to actively monitor legislation that could impact the communities we serve in New Mexico. As we enter 2026, we are tracking both enacted legislation and proposals from the 2025 Regular Session that may reappear in future sessions.

While not all proposed bills ultimately become law, it is important for boards and management companies to remain informed of legislative trends that could affect association governance, ownership structures, and community operations.

Please see below for legislation we are currently monitoring. For a full understanding of each proposal, we recommend reviewing the full bill text by clicking the bill number, as these high-level summaries do not cover every provision.

### **NEW MEXICO LEGISLATION IMPACTING COMMUNITY ASSOCIATIONS (2026 MONITORING)**

#### **1. HOA Governance Updates – Enacted ([HB 17](#))**

HB 17 includes amendments impacting association governance procedures under the Homeowners Association Act. Boards should review governing documents and internal policies to ensure compliance with updated statutory requirements.

## **2. Transfer / Resale Fee Legislation – Prior Session (Did Not Pass) ([HB 232 \(2025 Session\)](#))**

HB 232 was introduced during the 2025 Regular Session and sought to address issues relating to transfer and resale documentation requirements in community associations. The bill did not advance during the 2025 session but may be reintroduced in future sessions.

## **3. Investment Ownership of Residential Property – Under Committee Review ([SB 114](#))**

SB 114 proposes prohibiting hedge funds, private equity firms, corporations, and other business entities from purchasing single-family residential properties for investment purposes, with certain exemptions. While not specific to community associations, it could impact investor ownership levels within associations.

## **4. No Foreign Corporation Purchase of Homes – Did Not Advance ([SB 192](#))**

SB 192 proposed prohibiting foreign corporations from purchasing single-family residential properties for investment rental use until July 1, 2036. The bill did not progress beyond committee review.

## **Looking Ahead**

New Mexico's legislative environment continues to evolve, particularly regarding residential ownership trends and governance standards. HOAMCO will continue tracking legislation impacting community associations and will provide updates as warranted.