



NM Builders Direct

Voice of New Mexico Home Builders Association Since 1970

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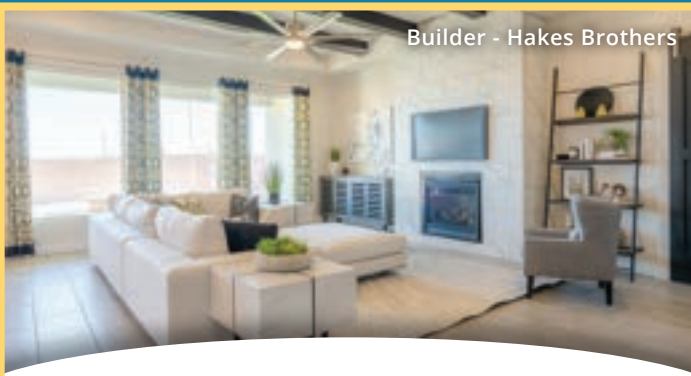


- NMHBA Final Legislative Update
- Top OSHA Violations of 2024



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With all this, smart builders have learned how to build simply better homes.

Learn about the new revisions to the Build Green NM program to take advantage of these incentives and the 2021 NM IECC.

QUESTIONS OR FOR MORE INFORMATION:

Contact Steve Hale
Build Green NM program Director
(505) 688 - 5335
Steve@CertifiedGreenNM.org



Special Features

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On The Cover



30 NMHBA members spent February 18th in the Roundhouse lobbying legislators on Bills that were important to the housing industry. Several legislators commented that the NMHBA group was the largest business group they had seen at the Roundhouse. Watch for the invitation to participate in 2026!

WE NEED CONTACT INFO...

Make sure your local HBA has your correct contact information (including phone number and email address). NAHB and NMHBA use this info to let you have access to the "Members Only" content of their web pages. **Without Your Email, You Are Missing Out On Important Member Benefits.**



Janice Montoya-Eades

HBA Federation Conference and Builders Summit Keep NMHBA Board and Members Busy

Strengthening Leadership: NMHBA & NAHB Partner for Visionary Growth

NMHBA is hosting the *Leading Together with Courage and Vision* Pre-Conference in partnership with the National Association of Home Builders (NAHB) to foster bold and strategic leadership between New Mexico Home Builders Association (NMHBA) and local HBAs. This exclusive event, open to all local and state Chief Executive Officers and Board Members, will take place on May 15, 2025, in Albuquerque, New Mexico.

This half-day event is designed to empower home building association leaders through discussions on courageous leadership, membership growth, and best practices for strengthening associations. Sessions will cover key topics such as leading with confidence, effective member recruitment and retention strategies, and small-group discussions on industry challenges. Attendees will also participate in a *Leadership Challenge* workshop based on *The Leadership Challenge* framework, concluding with a session on maximizing the benefits of NAHB's 3-in-1 membership structure. This pre-conference provides a valuable opportunity for Local Association Leadership and NMHBA Leadership to connect, learn, and enhance their leadership skills, ensuring a stronger future for home builders' associations across New Mexico.

NM Builders Summit – Secure Your Spot!

The *NM Builders Summit* is shaping up to be a premier event for New Mexico's home building and development community. This is a rare opportunity to gain insights from top national experts in housing, economics, and market trends—all in one place, discussing the issues that directly impact our industry.

A Powerful Lineup of Industry Experts:

- **Ali Wolf** – Chief Economist at Zonda, the largest new home construction data firm in North America. A frequent contributor to *The Wall Street Journal*, *CNBC*, *Forbes*, and *Bloomberg*, Ali advises the White House and is a leading voice on housing market trends.
- **Robert Dietz** – Robert D. Dietz, Ph.D., serves as the Chief Economist and Senior Vice President for Economics and Housing Policy at NAHB. He will provide insights on interest rate policy and market forecasts relevant to New Mexico.
- **Chris Porter** – Senior Vice President at John Burns Research & Consulting, a trusted advisor to industry executives for nearly two decades, frequently featured in *The Wall Street Journal*, *The Economist*, and *Bloomberg*.
- **Dr. James (Jim) Crupi** – President of Strategic Leadership Solutions, strategic consultant to Fortune 1000 enterprises, and founder of multiple global leadership academies. Dr. Crupi will share strategies for unlocking influence without authority, fostering innovation, strengthening collaboration, and driving impactful changes in the industry.

An Exclusive Sponsorship Opportunity

This one-day summit, taking place on Friday, May 16, 2025, will bring together hundreds of industry leaders, including developers, builders, contractors, real estate professionals, bankers, title experts, and policymakers. A high-profile panel discussion featuring state and national leaders will address the most pressing challenges and opportunities shaping the future of homebuilding.

With such an influential audience, this is a unique opportunity to showcase your brand, expand your reach, and align with the future of New Mexico homebuilding. Sponsorships are limited and selling fast—do not miss your chance to be part of this landmark event!

Learn More & Register Today: <https://nmbuilderssummit.com/>



NMHBA FINAL LEGISLATIVE UPDATE

2025 Was an Interesting Session for NMHBA Members

This year was unusual in terms of the number of Bills that were introduced to help our industry. Even though most of those Bills did not pass, it was just as notable that our lobbyist was able to amend one bill that was problematic and help knock several others off track so they didn't pass either.

The biggest “win” for all businesses was the failure (again) of the **Paid Family Medical Leave Act**. The success of the **Structural Wood Grading Act** will reveal itself in future years as local lumber mills ramp up production of locally-sourced products to ease the supply burden in the state, and while the **Building Housing Communities** Bill looks like it wouldn't do much, it would have provided the opportunity for the Governor's Housing Advisors to create best practices in zoning that will tie future housing funds to those communities that adopt those housing-friendly practices.

Some of the ideas that were part of the Maestas-Borrego “5-pack”: eliminating building height restrictions and allow development of duplexes and townhouses in single-family zoning; redevelopment code eminent domain; limiting who can file zoning decision appeals; no parking mandates; and requiring the state and local permitting departments to publish a list of the times frames in which permits have been finally acted upon are good ideas that NMHBA members can continue to lobby for at the local level to increase the supply of housing across all pricing levels. The eminent domain issue will have to come back in the next 60-day session.

We didn't really think we could get our GRT Bill for the **Housing Construction Tax Credit** to credit labor costs on residential units passed the first time it was introduced, but with surprising support from 99.9% of the legislators who heard testimony on the Bill, we got our hopes up. Ultimately the Bill died simply because the money to make municipalities whole after the reduced GRT was more than the legislature had left to spend at the end. With the good reception it received this year and the fact it has budgetary impact, we may have an opportunity to introduce it again in 2026 and see if there is still enough oil and gas revenue to cover it. It has commonly taken new ideas like this several years to pass the legislature, and persistence generally pays off.

The changes to the **Unfair Practices Act** were a surprise when the bill was introduced. It was aimed at mobile-home park owner abuses, but all real property was included in the changes to the Act. Members were justifiably concerned that all their hard work in 2023 to pass SB50 Right to Repair Act was about to be undone. Despite the Unfair Practices Act's quick movement to the House Calendar, it stopped there. NMHBA's paid lobbyist, Randy Traynor, worked with attorneys to prepare an amendment to divert single-family issues to the Right to Repair Act before any Unfair Practices Act lawsuit could be filed. We will be ready if a revival Bill shows up in the 2027 Session.

There were two big Bills the Governor signed into law that will impose more regulations upon both sides of the commercial and housing industry. The first is the re-imposition at the state level of the **Pollutant Discharge Elimination System Act** to regulate every drop of water that falls in the state. This law is pretty much the same as the federal version – which means it contains some flaws that we might be able to take advantage of when the rules are drafted over the next



year or two. The other is the **Wildfire Prepared Act** that would allow the insurance industry to dictate building codes, fencing, and landscaping standards in wildfire areas. The key is the mapping of the areas that get designated as “wildfire” zones, and the funding to start that won’t be released until July. Then the mapping must be drafted, revised, and finally adopted sometime in 2026 or maybe even 2027. The impact on our industry won’t be known for sure until the mapping and rules to implement these regulations are completed.

Here's the list of the Bills that passed, and a couple of Bills that we opposed that died.

HB6 IRB Project Minimum Wage (Szczepanski /Stewart / Roybal Caballero /JL Sanchez / Martínez). This Bill will require prevailing wages to be paid only on municipal or county projects that are funded with Industrial Revenue Bonds. **SIGNED INTO LAW.**

SB21/SB22 Pollutant Discharge Elimination System Act (NPDES) / Water Quality & Pollution (Wirth/Ortez). This Bill will reinstate the Clean Water Act (CWA) surface water regulations that were rolled back by the Supreme Court’s 2023 *Sackett v. Environmental Protection Agency* ruling that defines “Waters of the U.S.” (WOTUS) as “wetlands that are relatively permanent, standing or continuously flowing bodies of water with direct connection to a navigable WOTUS.” SB21 would regulate every arroyo miles away from any continuously-flowing stream or river. **SIGNED INTO LAW.**

SB33 Wildfire Prepared Act (Stefanics). This Bill is in response to the insurance industries’ push to have commercial and residential properties take proactive steps to mitigate the potential for firestorms such as we saw in Ruidoso and Los Angeles. All homes in designated “high risk” zones will have trouble obtaining fire insurance necessary for their mortgages. It would create the power for the Forestry Division of Energy, Minerals and Natural Resources Department to establish STANDARDS (essentially building codes) for building construction and certification of existing homes who comply with future mitigation measures. 5-foot non-combustible area on all sides of homes is specifically mandated in the amended Bill. **SIGNED INTO LAW.**

HB175 Forest & Watershed Buffer Projects (Vincent /Dow /Ortez /Terrazas) This Bill will make projects to create or maintain buffers in and around wildland-urban interfaces eligible for funding from the Forest Land Protection Revolving Fund. The Revolving Fund apparently won’t work for individual homeowners, but it could be used by municipalities to create an open space buffer zone entirely around the village/town. **SIGNED INTO LAW.**

HB218 Tax Changes (Lente). Buried in 246 pages of Tax & Revenue staff recommendations for “minor” fixes is a change to the base year for Tax Increment Development Districts (TIDDs). Our lobbyist was successful in getting the Bill amended to allow a waiver, so this won’t hurt the housing industry. **SIGNED INTO LAW.**

HB553 Structural Wood Grading Act (Gonzales). This Bill will put into law what the Construction Industries Division has been doing by rule to grade NM-logged wood for structural members and add training and licensing authority to the Division. These native woods are being recycled from forest thinning and post-fire logs to provide for milled lumber available locally. **SIGNED INTO LAW.**

HB571 Building Housing Communities (Dow / Romero / Henry). This Bill proposes to create a designation to a municipality that has adopted or established one or more strategies to increase housing affordability and accessibility. **PASSED and was subject to Governor’s pocket veto.**

HB11 Paid Family & Medical Leave Act (Chandler). All of the amendments to try to make the Bill acceptable to the business community meant the Bill was financially unsustainable. **PASSED the House but DIED in its final Senate**

Continued on page 7

2025 NMHBA Legislative Day

30 members of NMHBA plus NAHB E.O. Jim Tobin spent the day advocating for housing policy and industry priorities. Meetings were held with Governor Michelle Lujan Grisham, Lt. Governor Howie Morales, Representatives Dixon, Duncan, Dow, Armstrong, and Martinez, plus Senators Maestas and Padilla.



Thank you to our Sponsors:




Committee.


SB77 *Purchase of Single Family Homes* (Pope). The entire Bill reads: “A hedge fund, private equity firm, corporation or other business is prohibited from purchasing a single family residential property.” **DIED.**

BILLS OF INTEREST THAT DIDN'T MAKE IT

HB13 *Distribution System and Electrification Plans*
HB43 *Housing Income to Rent Screening Calculations*
HB51 *Energy Storage System Income Tax Credit*
HB61 *Unfair Practices Act Changes*
HB68 *One-to-One Apprentice to Journeyman Ratios*
HB122 *Condominium Owner Occupancy Requirements*
HB135 / SB223 *Housing Study Requirement for LEDA Funding*
SB145 *Housing Trust Fund & Affordable Housing*
HB168 *Construction Cost Studies*
SB205 / HB448 *State Office of Housing Planning & Production*
HB211 *Solar Market Tax Credit Changes*
SB216 *Rent Control & Certain Entities*
HB220 *Ignition-Resistant Construction*
HB232 *Prohibit Certain Homeowner Association Fees*
SB293 *Housing Study for Some Development Projects*
HB302 *Development Fees Act Changes*
SB310 *Building & Zoning Changes*
SB311 *Metro Redevelopment Code Eminent Domain*
SB312 *Zoning Decision Appeals*
SB313 *No Parking Mandates*
HB325 *Housing Construction Tax Credit*
HB335 *Licensing Time Frames Transparency Act*
HB342 *Property Tax Changes*
HB377 *Residential Property Valuation Changes*
HB425 *Rulemaking Agency Response to Public Comment*
SB451 *Minimum Building Code Requirements*
HB472 *Abandoned Building Revitalization Corporate Tax Credit*
HB491 *Construction & Inspection Licensing*
HB554 *Residential Home Building Authorization*
HB560 *Workforce Readiness Programs*
HB582 *Statewide Construction Templates*

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NEW MEXICO BUILDERS SUMMIT

Date: Friday, May 16, 2025

Albuquerque, NM

8:00 am - 4:30 pm

Hotel Albuquerque at Old Town 800 Rio Grande Blvd. NW

Providing Essential Insights Into Housing Trends and Strategic Planning Actionable Insights for local and nationwide housing challenges Cutting-edge Vendors showcasing the latest innovation and building products National Keynote speakers from NAHB and other top industry experts

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Contact us at <https://trimteamep.com/> or call us in El Paso at (915) 856-0791.

Top OSHA Violations of 2024

As in past years, the most common types of construction site injuries nationwide result from falls. This aligns with OSHA's most-cited violations on jobsites.

TOP OSHA VIOLATIONS FOR FISCAL YEAR 2024 (WITH STANDARD CITED):

1. Fall Protection – General Requirements (1926.501): **6,307 violations**
2. Hazard Communication (1910.1200): **2,888**
3. Ladders (1926.1053): **2,573**
4. Respiratory Protection (1910.134): **2,470**
5. Lockout/Tagout (1910.147): **2,443**
6. Powered Industrial Trucks (1910.178): **2,248**
7. Fall Protection – Training Requirements (1926.503): **2,050**
8. Scaffolding (1926.451): **1,873**
9. Personal Protective and Lifesaving Equipment – Eye and Face Protection (1926.102): **1,814**
10. Machine Guarding (1910.212): **1,541**

The safety of residential construction workers is a top priority of NAHB and should be the top priority of every builder, remodeler and contractor. NAHB members and non-members can use a variety of free safety resources from NAHB, including their Jobsite Safety mobile app at <https://www.nahb.org/advocacy/industry-issues/safety-and-health/safety-365/jobsite-safety-app>, Video Toolbox Talks series at <https://www.nahb.org/advocacy/industry-issues/safety-and-health/safety-365/video-toolbox-talks> and more, to help keep their workers safe.



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NMHBA Office Staff

CEO/Executive VP, Vacant
Government Affairs Director, Melanie Lawton
Marketing & Operations Director, Ashley Garrett

NMHBA 2025 Senior Officers

President, Jenice Eades
Past President, Chris Hakes
1st VP/President-Elect, Jim French
Associate Vice President, Diana Lucero
Secretary-Treasurer, Josh Shultz

2025 Local HBA Presidents

BCA of Otero County, Sarah Wright
BCA of SE New Mexico, TBD
HBA of Central New Mexico, JP Rael
HBA of Eastern New Mexico, Andy Cordova
Las Cruces HBA, Jason Lorenz
Lincoln County HBA, Angel Chavez
San Juan County HBA, Javier Holguin
Santa Fe Area HBA, Lynsey Pompei-Storm
Southwest NM HBA, Pat Casey

NAHB Representatives

National Associate Delegate, Diana Lucero
State Representative, Diana Lucero
National Representative, Janice Eades
NAHB BUILD-PAC Trustee, Diana Lucero

Affiliated Organizations

Association Services Corporation
dba Turquoise Agency
Phone: 505-344-7277

New Mexico Home Builders Political Action Fund
NMHB PAF Chair, Chris Hakes

Graphic Design - The Graphics Station
505-480-8687

Printing - Ink505 Inc.
505-433-4993

2025 NMHBA Calendar

May

- 7 Building Issues Committee Meeting
10:00 a.m.-11:030 a.m.
- 7 Gov't Affairs Committee Meeting
11:00 a.m.-12:00 p.m.
- 9 NMHBA Board Meeting 9:00 a.m. – 12:00 p.m.
- 16 **NM Builders Summit: *Together We Build***

July

- 4 **Independence Day – NMHBA Office Closed**
- 23 Building Issues Committee Meeting
10:00 a.m.-11:00 a.m.
- 23 Gov't Affairs Committee Meeting
11:00 a.m.-12:00 p.m.
- 25 NMHBA Board Meeting 9:00 a.m. – 12:00 p.m.

September

- 17 Building Issues Committee Meeting
10:00 a.m.-11:00 a.m.
- 17 Gov't Affairs Committee Meeting 1
1:00 a.m.-12:00 p.m.
- 19 NMHBA Board Meeting 9:00 a.m. – 12:00 p.m.

Membership Statistics 2025

	Jan	Feb
Central New Mexico	591	592
Eastern NM	52	52
BCA SENM	61	61
Lincoln County	91	93
Las Cruces	238	236
Southwestern NMHBA	54	52
San Juan County	82	82
Santa Fe Area	345	340
BCA Otero County	84	82
NMHBA At-Large	<u>1</u>	<u>0</u>
Total	1599	1590



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Why Choose Us?

- **Experience You Can Trust:** With nearly 30 years of expertise, we understand the nuances of the bonding process and are dedicated to helping you succeed.
- **Flexible Solutions:** Our new Do-It-Yourself option allows you to renew your current bonds at your convenience, even during evenings and weekends.

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Are you facing unexpected work comp claims? Our supplemental insurance provider's AFLAC Accident Policy may help mitigate costs associated with weekend injuries, keeping your work comp rates in check.

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