

**THIS AMENDMENT PASSED ON AN 9-0 VOTE.**

**CITY COUNCIL  
of the  
CITY OF ALBUQUERQUE**

**January 21, 2026**

**FLOOR AMENDMENT NO.      1      TO      O-25-102**

**AMENDMENT SPONSORED BY: Nichole Rogers**

1. On page 8, line 21, insert the following and renumber subsequent sections accordingly:

**[SECTION 2. EDUCATION. The City shall develop educational materials for both residents and owners related to the provisions of this Ordinance. Educational material shall be made available online.]**

**[SECTION 2.] [SECTION 3.]**

**[SECTION 3.] [SECTION 4.]**

**[SECTION 4.] [SECTION 5.]**

**Explanation:** This amendment proposes to direct the City to develop educational materials for both landlords and tenants related to the provisions of this Ordinance and make those resources available on the City's website.

**THIS AMENDMENT PASSED ON AN 9-0 VOTE.**

**CITY COUNCIL  
of the  
CITY OF ALBUQUERQUE**

**January 21, 2026**

**FLOOR AMENDMENT NO.   2   TO: O-25-102**

**AMENDMENT SPONSORED BY: Nichole Rogers**

1. On page 7, line 23, insert the following:

[(3) Response. The owner shall pay any penalty imposed and cure any violation (as applicable), request mediation, or request a hearing by the response due date as indicated in the notice of violation.] [Alternatively, an owner may show proof of private action or enforcement by another authority initiated prior to the date on the Notice of Violation based on the same facts as alleged in the Notice of Violation. Such showing will bar City enforcement as described in the Notice of Violation.]

**Explanation:** This amendment proposes to prohibit City enforcement of this Ordinance if either a tenant pursues private remedies under UORRA or through another authority on the same facts as alleged in the Notice of Violation. By prohibiting City enforcement of this Ordinance when either private action or enforcement by another authority has been initiated, owners will not be exposed to duplicative fines.

**THIS AMENDMENT PASSED ON AN 9-0 VOTE.**

**CITY COUNCIL  
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**January 21, 2026**

**FLOOR AMENDMENT NO.   3   TO: O-25-102**

**AMENDMENT SPONSORED BY: Nichole Rogers**

1. On page 2, line 5, amend SECTION 1 as follows:

**SECTION 1. A new Article ~~[27]~~[28] under Chapter 14 of the Revised Ordinances of Albuquerque, 1994 is adopted as follows:**

2. On page 2, line 7, amend as follows:

**§14-~~[27]~~[28]-1 TITLE. This Chapter 14, Article ~~[27]~~[28] may be cited as the “Rental Practices Ordinance.”**

3. On page 2, line 9, amend as follows:

**§14-~~[27]~~[28]-2 DEFINITIONS.**

4. On page 3, line 22, amend as follows:

**§14-~~[27]~~[28]-3 OWNER DISCLOSURE TO APPLICANTS.**

5. On page 3, line 30, amend as follows:

**§14-~~[27]~~[28]-4 DWELLING UNIT APPLICANT SCREENING FEE--  
PROHIBITED FEES.**

6. On page 4, line 30, amend as follows:

**§14-~~[27]~~~~[28]~~-5 BACKGROUND CHECKS.**

7. On page 5, line 5, amend as follows:

**§14-~~[27]~~~~[28]~~-6 NOTICE OF FEE CHANGES REQUIRED.**

8. On page 5, line 12, amend as follows:

**§14-~~[27]~~~~[28]~~-7 PAYMENT OF RENT.**

9. On page 7, line 6, amend as follows:

**§14-~~[27]~~~~[28]~~-8 ENFORCEMENT.**

10. Beginning on page 8, line 28, amend SECTION 3 as follows:

**SECTION 3. COMPILATION. SECTION 1 of this Ordinance is to be compiled as a new Article ~~[27]~~~~[28]~~ in Chapter 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994, titled “Rental Practices Ordinance.”**

Explanation: This is a technical amendment. This bill proposes to create a new **Article 27** in Chapter 14 of the City Code. However, following introduction of this bill, another recently adopted ordinance (PATCH Ordinance) was codified as **Article 27** in Chapter 14. Because **Article 27** is now taken, this amendment proposes to update this bill to codify this Rental Practices Ordinance as **Article 28** in Chapter 14.

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**CITY COUNCIL  
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**January 21, 2026**

**FLOOR AMENDMENT NO. 4**

**TO: O-25-102**

**AMENDMENT SPONSORED BY: Klarissa J. Peña**

1. Beginning on page 8, line 31 amend SECTION 4. EFFECTIVE DATE. as follows:

**SECTION 4. EFFECTIVE DATE. This Ordinance takes effect ~~[five days]~~ [on July 1, 2026] after publication by title and general summary.**

**Explanation:** This amendment proposes to amend the effective date of this ordinance to July 1, 2026. The substantive provisions of the ordinance that are currently required by state law would remain in effect. However, the City's enforcement of the ordinance would not commence until July 1, 2026.

Delaying the effective date would allow time for enforcement costs to be secured and incorporated into the City's FY27 operating budget.

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**CITY COUNCIL  
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**January 21, 2026**

**FLOOR AMENDMENT NO. 5**

**TO: O-25-102**

**AMENDMENT SPONSORED BY: Klarissa J. Peña**

1. Beginning on page 8, line 33 insert a new SECTION 5 as follows:

**[SECTION 5. COMMUNICATION WITH STATE. The City, including representatives of both the Administration and Council Services, is directed to contact the New Mexico Legislature and New Mexico Department of Justice (Attorney General) to discuss: (1) State enforcement processes for the provisions of Senate Bill 267 (2025), (2) expectations regarding the role of local governments in those processes, and (3) funding and other support available to local governments that elect to adopt local ordinances to assist in enforcement efforts.]**

**Explanation:** This amendment proposes to require the City to communicate with the State regarding enforcement of the provisions of Senate Bill 267 (2025).

**THIS AMENDMENT WAS WITHDRAWN.**

**CITY COUNCIL  
of the  
CITY OF ALBUQUERQUE**

**January 21, 2026**

**FLOOR AMENDMENT NO. 6**

**TO: O-25-102**

**AMENDMENT SPONSORED BY: Dan Lewis**

1. On page 7, line 24, strike subsection (B) in 14-27-8 ENFORCEMENT as follows and renumber subsequent subsections accordingly.

**~~[(B) Penalty. A violation of this ordinance constitutes a civil infraction punishable by a fine of \$250.]~~**