

R. 2024. 037

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**CITY OF ALBUQUERQUE**  
**CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO:** Timothy M. Keller, Mayor

**FROM:** Isaac Padilla, Director of Council Services

YMN / For  
IEP

**SUBJECT:** Transmittal of Legislation

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Transmitted herewith is Bill No. R-26-20 Establishing Code Enforcement Priorities For The Protection Of Residential Tenants (Fiebelkorn, Rogers, Telles, Baca), which was passed at the Council meeting of June 1, 2026, by a vote of 5 FOR AND 4 AGAINST.

For: Baca, Fiebelkorn, Peña, Rogers, Telles

Against: Bassan, Champine, Grout, Lewis

In accordance with the provisions of the City Charter, your action is respectfully requested.

# CITY OF ALBUQUERQUE TWENTY SEVENTH COUNCIL

COUNCIL BILL NO. R-26-20 ENACTMENT NO. R 2024. 031

SPONSORED BY: Tammy Fiebelkorn, Nichole Rogers, Stephanie W. Telles, Joaquín Baca

## 1 RESOLUTION

### 2 ESTABLISHING CODE ENFORCEMENT PRIORITIES FOR THE PROTECTION 3 OF RESIDENTIAL TENANTS.

4 WHEREAS, the intent of this Resolution is prioritize code violations that  
5 have a direct correlation to minimum standards for Rental Dwelling Units that  
6 safeguard life or limb, health, property, safety, and public welfare within the  
7 City of Albuquerque's jurisdiction; and

8 WHEREAS, in 2024 the City tracked 16,658 code violations that were acted  
9 upon by the Code Enforcement Division of the Planning Department; and

10 WHEREAS, of the 16,658 code violations, approximately 70 percent were  
11 not related to public health and safety; and

12 WHEREAS, 3,048 violations in 2024 violated the Uniform Housing Code;  
13 and

14 WHEREAS, O-24-59 added a requirement to the Uniform Housing Code that  
15 every dwelling unit shall be provided with a cooling facility; and

16 WHEREAS, R-25-120, enacted March 17, 2025, directed the City to enhance  
17 enforcement efforts related to existing rental unit habitability standards and  
18 allocated funding to the code enforcement division for an extra officer in the  
19 hopes of focusing on tenant habitability standards; and

20 WHEREAS, as of September 16, 2025 there were 60 cooling violations  
21 reported, but only 20 were enforced or closed at that time; and

22 WHEREAS, by prioritizing violations that affect tenants health and safety,  
23 the City takes a step forward in preventing displacement through  
24 condemnation during a Housing Crisis; and

25 WHEREAS, per the *Albuquerque Region Housing Needs Assessment*,  
26 "Rental Housing Stock: According to CoStar, a sizeable share of units in

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1 multifamily rental developments of 5 or more units in the region (41%) are  
2 Class C properties, which are the lowest quality buildings. These buildings are  
3 often relatively old and in need of maintenance”; and

4 WHEREAS, it should be a priority of the City to ensure that these Class C  
5 buildings do not fall into further disrepair, adding to the projected housing gap  
6 of 55,100 - 59,850 units by 2045; and

7 WHEREAS, per the *Housing Needs Assessment* “there is an estimated  
8 shortage of 21,969 units affordable for households with income at 30% AMI or  
9 below in the region” which many of these Class C properties act as naturally  
10 affordable units; and

11 WHEREAS, prioritizing complaints regarding rental units that do not meet  
12 habitability requirements will improve the quality of housing, reduce health  
13 risks, and ensure a more equitable enforcement of housing standards.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
15 ALBUQUERQUE:

16 SECTION 1. PRIORITY CODE ENFORCEMENT POLICY.

17 A. It shall be the policy of the City that Code Enforcement shall prioritize  
18 the enforcement of the following code requirements affecting the health and  
19 safety of residential tenants:

- 20 1. § 14-3-2 Space and Occupancy Standards
- 21 2. § 14-3-3 General Requirements
- 22 3. § 14-3-4 Substandard Buildings

23 B. This prioritization system shall also apply to complaints that contain any  
24 of the following key words related to residential rental issues:

- 25 1. Heating/Heater
- 26 2. Cooling/Air Conditioning/AC
- 27 3. Running water/hot water
- 28 4. Blocked exit
- 29 5. Ventilation

30 C. It is the policy of the City that violations that fall under Subsections A.  
31 and B. of this Resolution shall be prioritized over any other violation types that  
32 are not related to public health and safety. It is the policy of the City that all

1 prioritized code complaints shall be addressed before code enforcement  
2 action is taken on complaints that are not related to health and safety.

3 D. The prioritization policy created in this Resolution shall apply to all  
4 complaints received by Code Enforcement, by any method of submission (311,  
5 email, phone calls, etc.)

6 E. Any code violation that has risen to the status of Imminent Hazard, via  
7 § 11-1-1-15 Emergency Abatement, shall retain emergency priority.

8 SECTION 2. REPORTING. The Planning Department shall send a  
9 spreadsheet of all violations that met the priority criteria listed in this  
10 Resolution to Council Services every January with the following information:

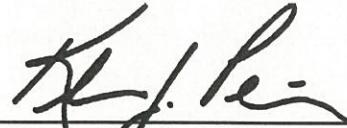
- 11 1. Date of violation submittal
- 12 2. Date of violation closure
- 13 3. The code section that was violated
- 14 4. Description of violation provided by the public
- 15 5. Address of violation

16 SECTION 3. SEVERABILITY. If any section, paragraph, sentence, clause,  
17 word or phrase of this Resolution is for any reason held to be invalid or  
18 unenforceable by any court of competent jurisdiction, such decision shall not  
19 affect the validity of the remaining provisions of this Resolution. The Council  
20 hereby declares that it would have passed this Resolution and each section,  
21 paragraph, sentence, clause, word or phrase thereof irrespective of any  
22 provision being declared unconstitutional or otherwise invalid.

1 PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF June, 2026  
2 BY A VOTE OF: 5 FOR 4 AGAINST.

3  
4 FOR: Baca, Fiebelkorn, Peña, Rogers, Telles

5 AGAINST: Bassan, Champine, Grout, Lewis  
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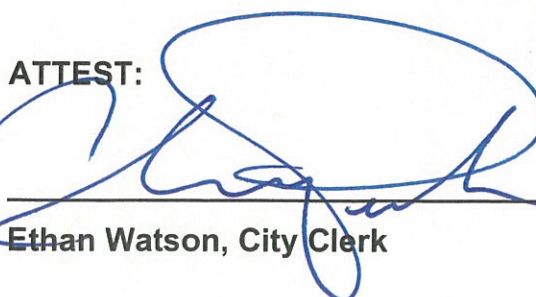
10 Klarissa J. Peña, President  
11 City Council  
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14 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
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18 Bill No. R-26-20  
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24 Timothy M. Keller, Mayor  
25 City of Albuquerque  
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27 ATTEST:

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30 Ethan Watson, City Clerk  
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# City of Albuquerque

## Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, City Clerk

### Interoffice Memorandum

June 22, 2026

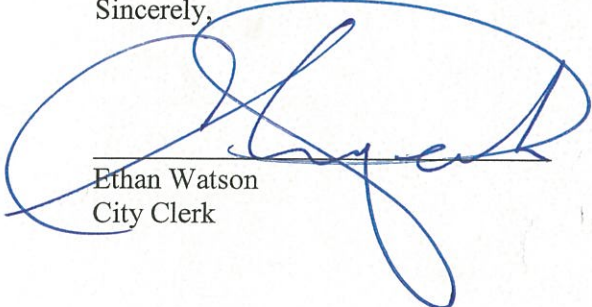
**To:** CITY COUNCIL

**From:** Ashley Santistevan, Assistant City Clerk

**Subject:** BILL NO. R-26-20; ENACTMENT NO. R-2026-037

I hereby certify that on June 22, 2026, the Office of the City Clerk received Bill R-26-20 as signed by the president of the City Council, Klarissa J. Pena. Enactment No. R-2026-037 was passed at the June 1, 2026 City Council meeting. Mayor Keller did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-26-30.

Sincerely,



Ethan Watson  
City Clerk