



2019 End of Session Report

Community Associations Institute's (CAI) New Hampshire Legislative Action Committee (NH LAC) had a busy legislative session. CAI members volunteered hundreds of collective hours to review bills, draft testimony, work with the LAC's lobbyist, meet with legislators and other decision-makers, and testify for and against bills. Nearly 1,000 bills were introduced, and 175 were enacted. The LAC spent the majority of the session opposing legislation that would negatively impact community associations. These bills largely focused on improperly regulating condominium associations through budget and special assessments regulations, dispute resolution boards, payment arrears. The LAC tracked more than a dozen bills, of which, every bill died. Below is a brief list of highlights from the NH General Court.

Bills that Failed

- **Amateur Radio Antennas (HB 417):** This bill would have prevented a community association from restricting the installation and maintenance of amateur radio towers and antennas. The LAC opposed this bill and it did not progress during this session.
- **Dispute Resolution (HB 460):** This bill would have required Consumer Protection and Antitrust Bureau, to receive and resolve, if necessary, complaints of unit owners of condominiums. It also would have required the attorney general to annually file a report with the committee to study laws relating to condominium and homeowners' associations detailing the number of complaints received and the actions taken. The bill deemed inexpedient to legislate.
- **Foreclosure Remedy for Condos (HB 436):** This bill, filed on behalf of the NH LAC, would have established a judicial method for foreclosure of a lien on a condominium unit by the unit owners' association. The bill also would have clarified the liability for common expenses for abandoned units. While it was retained in committee, the NH LAC is working closely with state legislators to reintroduce legislation next session.
- **Insurance Requirements (HB 348):** This bill would have established meetings and insurance requirements for small condominiums with 25 or fewer residential units. The LAC was in close communication with the bill sponsor about their concerns, and the bill sponsor incorporated the LAC's amendments to make the process less onerous for small condominiums in terms of conducting business in compliance with the statute. This bill was re-referred to committee and did not pass.
- **Quorum for Condominium Association Budget Meetings (HB 160):** This bill would have required 50% of the association in order to meet quorum for a budget meeting and then would allow the budget to be rejected by a majority of those present. The LAC opposed this bill and it was deemed inexpedient to legislate.

For more information on the NH LAC's activities and community association legislation in New Hampshire, visit www.caionline.org/NHLAC.

Your Assistance is Needed

The CAI NH LAC may rely on professional lobbying as a vital and integral part of the legislative process. As volunteers, CAI NH LAC members including homeowner leaders, community managers, and business partners, significantly rely on this highly effective professional representation. In addition to contributions from management companies and business partners, the CAI NH LAC needs your financial support to bolster their advocacy activities in 2019 and beyond. We encourage donations from New Hampshire community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “New Hampshire” to support our continued efforts.

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