



## 2025 New Hampshire Legislative Session Report

Community Associations Institute (CAI)'s New Hampshire Legislative Action Committee (NH LAC) spent the 2025 legislative session advocating on behalf of the approximately 271,000 Granite Staters who live in 108,300 homes in nearly 3,000 community associations across New Hampshire. New Hampshire's 2025 legislative session began on January 8 and concluded on June 26. The session will carry over into 2026. This session, NH LAC actively tracked over 30 pieces of legislation that either directly or indirectly impacted the community associations across the state. Below is a brief overview:

### **HB 383 - RELATIVE TO THE AUTHORITY OF CONDOMINIUM BOARDS AND UNIT OWNERS TO CREATE AND AMEND CONDOMINIUM INSTRUMENTS.**

NH LAC **opposed** this legislation, which aimed to clarify that condominium rules and bylaws, when registered with the registry of deeds, become part of the condominium instruments. It stipulated that changes to the condominium declaration would require a vote by at least 51% of unit owners, while bylaws could be amended by a simple majority present at a properly noticed meeting. The legislation would have allowed registered rules of the association to have the force of law until rescinded by a unit owners' vote.

This bill is similar to legislation that has been introduced in past sessions. The LAC opposed this bill because existing governing documents provide for the amendment process and the votes needed to amend the documents and CAI supports such matters being a matter of governance.

**Status: Bill Successfully Died. Inexpedient to Legislate.**

### **HB 537 - RELATIVE TO ELECTRIC RATES APPROVED BY THE PUBLIC UTILITIES COMMISSION FOR RESIDENTIAL CONDOMINIUM PROPERTY.**

NH LAC **supported** this legislation, which sought to mandate that electric rate schedules for various utilities charged to condominium associations, which prohibit commercial or business enterprises, are the same electric rates as residential units for septic and well-pump usage. It would have ensured that billing for these residential units is conducted at residential rates even if the homeowners association is the customer and shared meters are used. Additionally, it stipulated that costs for shared residential meter usage must be equitably divided among the units sharing the meter.

**Status: Bill Unsuccessfully laid on table.**



**NEW HAMPSHIRE**  
**LEGISLATIVE ACTION COMMITTEE**  
Community Associations Institute

**HB 539 - REQUIRING ELECTRIC UTILITIES TO USE RESIDENTIAL ELECTRIC RATES FOR CERTAIN TYPES OF RESIDENTIAL CONDOMINIUMS.**

NH LAC **supported** this legislation, which would have required that the residential electric rate for domestic consumption apply to the well pump and septic system of residential condominium units. NH LAC believed that this would have resulted in fair utility charges for associations that are limited to residential use.

**Status: Bill Unsuccessfully Died. Inexpedient to Legislate.**

**HB 577 - RELATIVE TO MODIFYING THE DEFINITION OF ADUS.**

NH LAC **monitored** this legislation, which redefines accessory dwelling units (ADUs) to include attached units either within or connected to the main dwelling, or within existing detached structures. It mandates municipalities to allow one ADU per single-family lot by right or under certain conditions without additional lot size or spacing requirements. The law prohibits imposing stricter septic or ingress requirements compared to those for single-family homes and allows existing structures to be converted to ADUs even if they don't meet current setback requirements. Additionally, municipalities cannot restrict ADUs to familial use or a single bedroom and may include them in workforce housing quotas.

As per its [public policy on ADUs](#), CAI supports the rights of residential common interest communities to reasonably regulate the development and placement of accessory dwelling units within their communities. The legislation pertained specifically to municipalities and to single-family lots, but the LAC monitored it for amendments that directly or indirectly impacted community associations and their ability to set reasonable rules and regulations regarding ADUs.

**Status: Bill Passed/Adopted with Amendment. Effective July 1, 2025.**

**SB 282 - RELATIVE TO STAIRWAY REQUIREMENTS IN CERTAIN RESIDENTIAL BUILDINGS.**

NH LAC **monitored** this legislation, which modifies the New Hampshire Building Code to permit residential buildings with up to four floors above grade to have only one stairway under certain conditions, as set by the state building code review board. The new regulation supersedes any conflicting provisions in the current edition of the International Building Code adopted by the state.

**Status: Bill Passed/Adopted with Amendment. Effective Upon Passage.**



**NEW HAMPSHIRE**  
**LEGISLATIVE ACTION COMMITTEE**  
Community Associations Institute

**HB 680 - RELATIVE TO STANDARDIZING HOMEOWNERS ASSOCIATIONS' ELECTRICITY BILLING FOR SHARED METER USAGE.**

NH LAC [monitored](#) this legislation, which aimed to standardize how homeowners associations are billed for electricity, specifically ensuring that all residential units, including those with shared meters, are charged at residential electricity rates. It sought to establish a system where the cost of shared meter usage is allocated and divided equally among the units sharing the meter.

**Status: Bill Died. Inexpedient to Legislate.**

**HB 623 – RELATIVE TO PROHIBITING CORPORATIONS FROM PURCHASING SINGLE-FAMILY HOMES FOR A CERTAIN AMOUNT OF TIME.**

NH LAC [monitored](#) this legislation, which would have established the requirement that real estate with single-family housing, including single-family housing with one or more accessory dwelling units on the same parcel of land, or multi-family housing, only be acquired, in whole or in part, by natural persons until the property has been on the market for 90 days. The legislation laid out a few exceptions to this proposed rule.

**Status: Bill Died. Inexpedient to Legislate.**



**NEW HAMPSHIRE**  
**LEGISLATIVE ACTION COMMITTEE**  
Community Associations Institute

**NOT A CAI MEMBER? BECOME A MEMBER TODAY!**

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

[Join today!](#)

**GET INVOLVED IN CAI NEW HAMPSHIRE ADVOCACY EFFORTS!**

**Track NH Legislation**

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

**Support and Donate Today**

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in New Hampshire. To support their efforts, visit [caionline.org/lacdonate](http://caionline.org/lacdonate) and select “New Hampshire.”

**Help Shape Future Legislation**

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

**CAI NH Contact Information:**

[CAI New Hampshire Legislative Action Committee](#) - (888) 224-4321

[CAI New England Chapter](#) - (781) 237-9020