

# HELP PROTECT YOUR COMMUNITY!

## 5 REASONS WHY YOU SHOULD CONTRIBUTE



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

### What is the New Hampshire Legislative Action Committee?

This diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact people living and working in community associations.

### WHY WE NEED YOUR HELP

During legislative sessions in New Hampshire, there are always pieces of legislation introduced that impact New Hampshire community associations. We need your help now to continue to educate legislators and build relationships on your behalf. In order to be successful in supporting or opposing legislation, we rely on your support. Your donation makes our legislative advocacy and outreach efforts possible.

Please consider donating a \$1 per door (or more) so we can represent your community voice at the State Capitol. Giving is easy, simply donate online today at [www.advocacy.caionline.org](http://www.advocacy.caionline.org) or mail back your Dollar-a-Door or More donations form.

Additional information can be found on the Legislative Action Committee's website, [www.caionline.org/NHLAC](http://www.caionline.org/NHLAC)



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- 1 Gives you a voice.** The volunteer committee represents the approximately 271,00 Granite Staters living in [New Hampshire's nearly 3,000 community associations](http://www.caionline.org). Your donation saves you and your community association money by protecting your state's homeowner and condominium associations from burdensome legislation.
- 2 Keeps you informed and involved.** The New Hampshire Legislative Action Committee (NH LAC) organizes "grassroots" advocacy campaigns — letters, e-mails, phone, and social media communications regarding important issues related to community associations.
- 3 Tracks legislation that could impact community associations.** In 2025, NH LAC actively tracked over 30 pieces of legislation that either directly or indirectly impacted the community associations across the state >> [www.caionline.org/LegislativeTracking](http://www.caionline.org/LegislativeTracking)
- 4 Strengthens key relationships with lawmakers.** By educating lawmakers, legislative and executive staff, and other organizations, as well as testifying, the committee helps advance issues facing community associations and influence the outcome of legislation.
- 5 Advocacy Successes.** New Hampshire's 2025 legislative session began on January 8 and concluded on June 26. The session will carry over into 2026. Below are highlights from this session:

**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.**

**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 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.**

# Dollar-a-Door or More!

## YOUR DONATION MAKES A DIFFERENCE



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### WAYS TO PLEDGE

#### >> Community Pledge

# of doors

X  \$1 or more

\$

#### >> Flat Rate Pledge

☐ \$100

☐ \$250

☐ \$500

☐ \$1,000

\$

Helping out is easy! [Go to www.caionline.org/LACdonate](http://www.caionline.org/LACdonate) or fill out and return this Dollar-a-Door or More donations form. Most community association boards can legally allocate money to support the New Hampshire Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

#### METHOD OF DONATION

- ☐ **ONLINE**— [www.caionline.org/LACDonate](http://www.caionline.org/LACDonate)
- ☐ **CHECK**— make payable to: **New Hampshire Legislative Action Committee**

Association Name: \_\_\_\_\_

Management Company: \_\_\_\_\_

Community Manager: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Does your association agree to be recognized for its contribution by CAI? Yes / No

\*The New Hampshire Legislative Action Committee is **NOT** a Political Action Committee (PAC) and **does not** give money to legislators or legislative candidates.

**Please return this completed form to the address below:**

**CAI Headquarters**

c/o Community Associations Institute

**6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042**  
**(888) 224-4321**

**Thank you for  
your support!**



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