



NEW LAWS
LEGAL UPDATE

HOUSE BILL 577

ACCESSORY DWELLING UNITS



- Attached or detached
- By-right
- Must comply with septic, water, setbacks
- May require one unit owner occupied
- 950' unless town says otherwise but not less than 7

SENATE BILL 281 BUILDING ON CLASS VI



SIGNS LIABILITY WAIVER ACKNOWLEDGING:

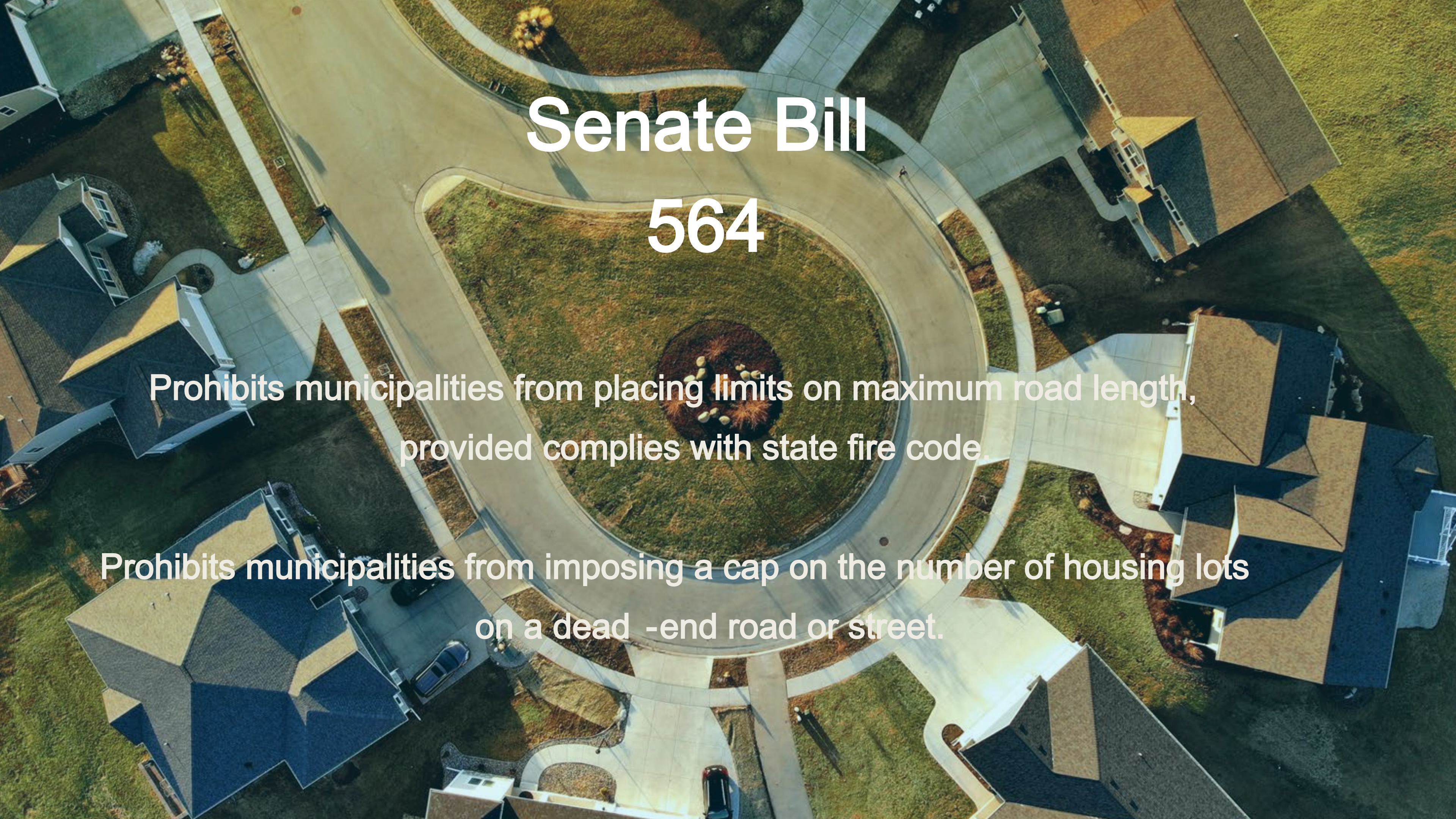
MUNICIPALITY DOES NOT MAINTAIN OR PROVIDE SERVICES

MUNICIPALITY HAS NO RESPONSIBILITY FOR LOSSES OR DAMAGES

RESPONSIBILITY FALLS SOLELY ON APPLICANT

OWNER MUST PRODUCE EVIDENCE RECORDED IN REGISTRY OF DEED

OWNER MUST SHOW BUILDING IS INSURABLE



Senate Bill 564

Prohibits municipalities from placing limits on maximum road length,
provided complies with state fire code.

Prohibits municipalities from imposing a cap on the number of housing lots
on a dead -end road or street.

House Bill

~~1681~~
Tiny Homes/Yurts

No

~~Mandate~~
600 sqft or less and complies with building code



House Bill 60

End of lease as good cause for eviction

Applies to leases with original term of 12 months or longer or renewed for a total period of 12 months

Landlord must provide 60 days notice

Must file possessory action within 6 months of expiration

Does not go into effect until July 1, 2026



Relative to disclosure requirements for homeowners'

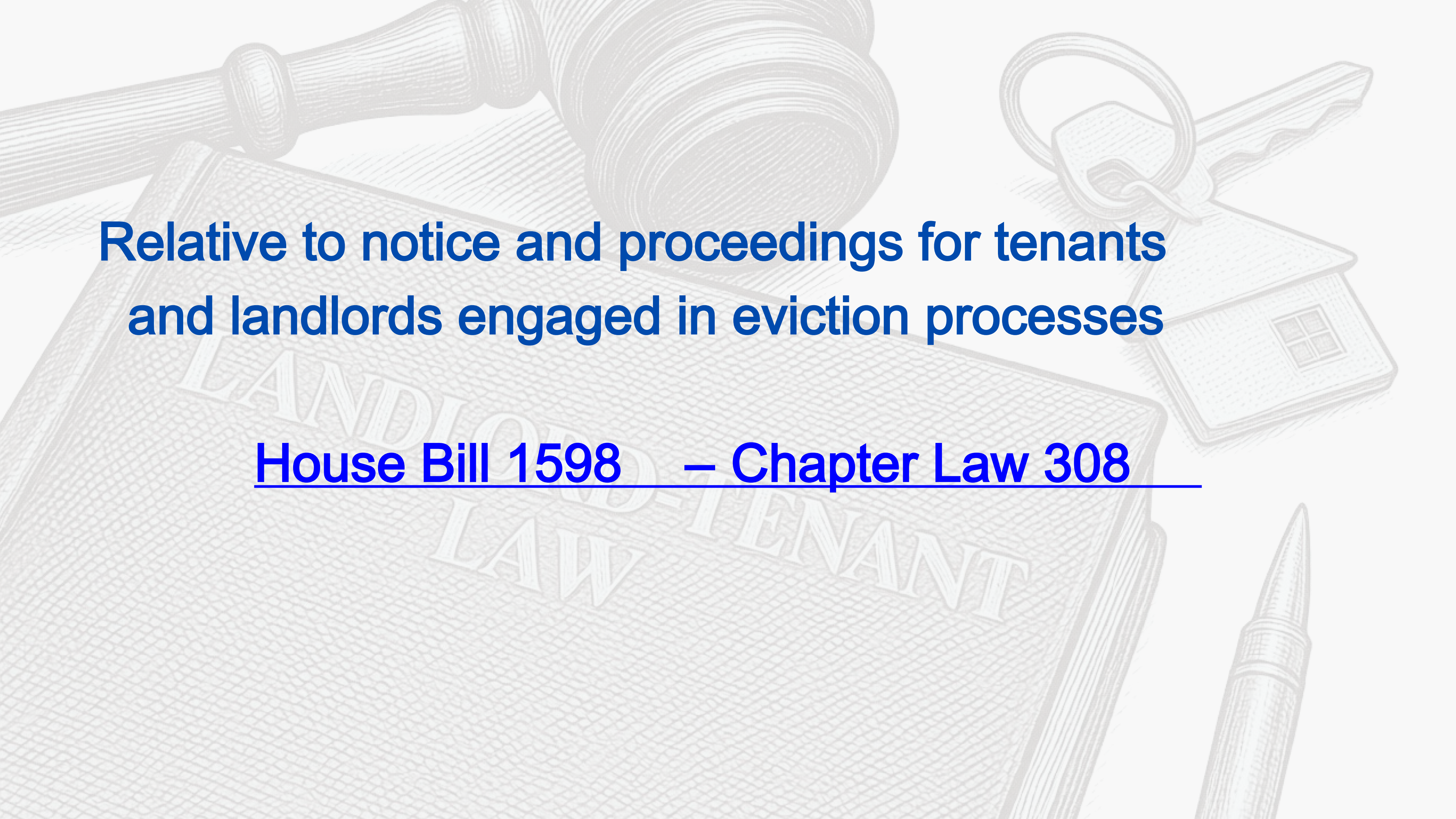
HOUSE BILL
associations

1523

Establish new governance and
recordkeeping requirements for
homeowners associations (HOAs)
in New Hampshire

Effective Jan 1, 2027





**Relative to notice and proceedings for tenants
and landlords engaged in eviction processes**

House Bill 1598 – Chapter Law 308

Relative to Snow Removal Responsibilities in Lease

House Bill 112 - Chapter Law 213



Unless otherwise agreed to in the lease, the responsibility will rest with the landlord of restricted property for clearing snow and ice from on -site common areas used by tenants of more than one rental unit, including but not limited to, driveways, walkways, stairs and entryways.

HB 2: PROHIBITION ON FOREIGN PRINCIPAL OWNERSHIP/LEASE

- China, Russia, Iran, Syria and North Korea.
- Government officials, companies organized in those countries, and individuals acting as employees of those govts.
- Real estate or closing agent bears no responsibility to instruct, disclose, assist, or authenticate.
- Responsibility lies solely with foreign principal.



PERMITTING RESIDENTIAL BUILDINGS IN COMMERCIAL ZONES

HB 631 (2025), HB 1010 & HB 1588 (2026)



- Municipalities must allow by -right; provided adequate infrastructure (roads, water, sewage)
- Municipalities can prohibit industrial/manufacturing
- Municipalities can require ground floor or other used for retail
- Site Review Required

July 1, 2026

Expanding certain exemption in interest in condominium units

Senate Bill 415 – Chapter Law 245



25
~~10~~ units are included in the
condominium proposal they
are exempted from certain
review requirements of the
NH Department of Justice.

HOUSE BILL 437

UNDISCHARGED MORTGAGES

After Jan 1,
~~2028~~

35 years from recording
or
5 years after maturity
date



House Bill 457

Prohibiting number of occupants

Municipalities cannot adopt
ordinances less than 2 occupants
per bedroom

Municipalities cannot adopt ordinances
based on familial relationship



HOUSING FOR

THE
21ST
CENTURY ACT



Land/Deed

FRAUD

Don't Get Scammed!

7 RED FLAGS

To be on the lookout for
when selling vacant land



1

TYPE OF PROPERTY

The Listing involves vacant
land (in rare circumstances,
vacant condos).

2

LOCATION OF SELLER

The seller is not local, and may
claim to be out of the country.

3

DOCUMENT SIGNING

The seller will only sign documents
remotely and will not have someone
meet locally.

4

LIMITED INFORMATION

The seller won't provide detailed
information about the property.
Typically, they are not able to
provide information about Club
Memberships, HOA dues, HOA
transfer fees, utility charges,
water rights, water shares, etc.

5

LOW LIST PRICE

The vacant land is being listed
for well below market value.

6

SPEED OF SALE

The seller is in a big hurry
to close.

7

SELLER DEMEANOR

A seller acts aggressively
or aloof.



SB 285

ONSITE PARKING REQUIREMENTS

**MUNICIPALITIES CANNOT REQUIRE MORE
THAN ONE RESIDENTIAL SPACE PER UNIT**

In

effect



Short -Term

RENTAL



SENATE BILL 166

NOTICE REQUIRED PRIOR TO SALE OF A MANUFACTURED HOUSING UNIT IN ROC

- Financial information; same as required for a condo sale



Senate Bill 164

Prohibits certain contracts requiring lien

**Florida Attorney General's Office Secures Order
Prohibiting MV Realty from Enforcing Liens or Encumbrances
on Homes After Deceiving Florida Homeowners**

Smoke & Carbon Monoxide





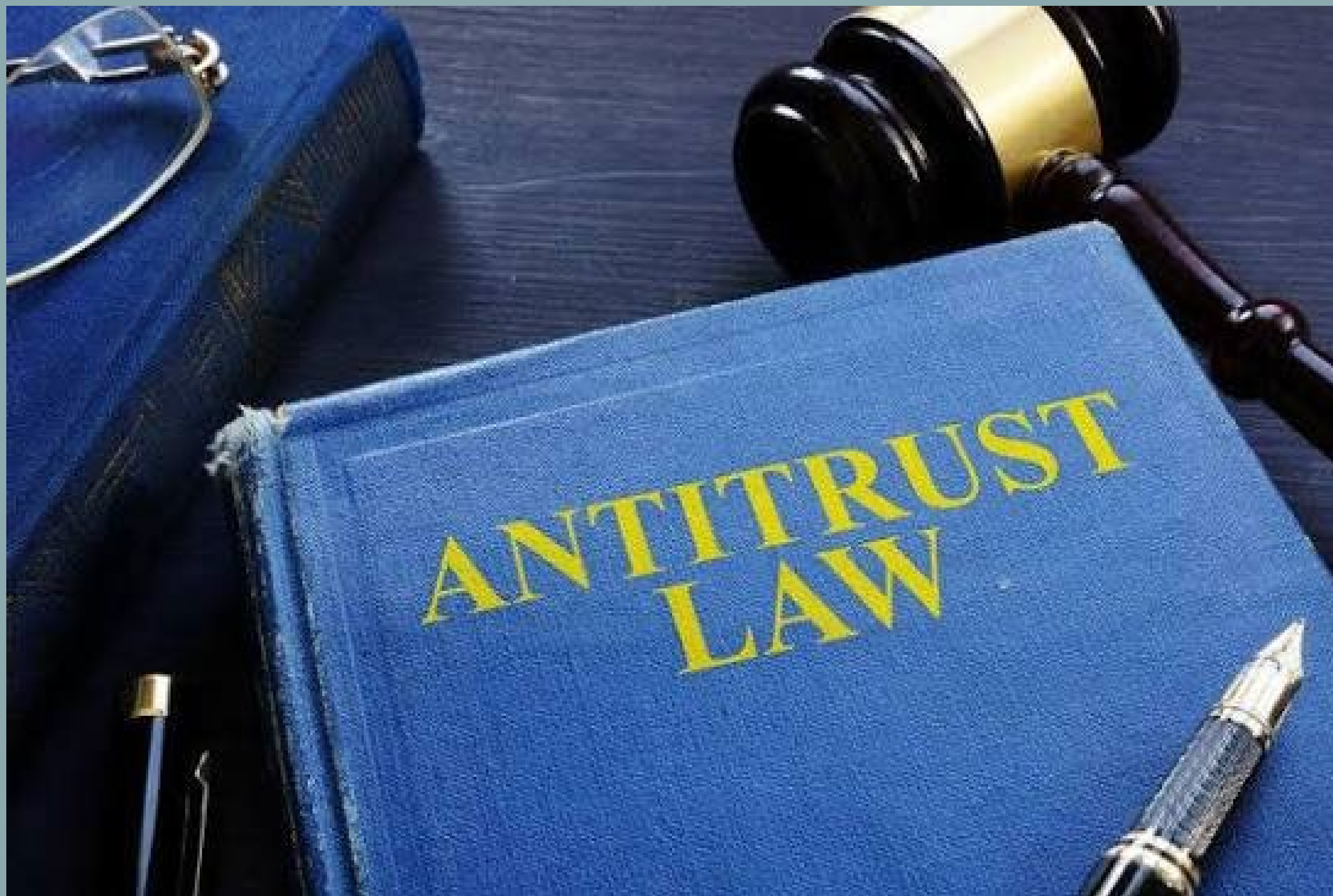
HOUSE BILL 413

Site plan exemptions

Active and substantial development is now 3 years; as opposed to 2 years.

Exemption from changes to zoning, impact fees, other ordinances for 7 years, as opposed to 5 years.





Senate Bill 282 Relative to stairway requirements

Senate Bill 110 Fees for alteration of terrain and permits by notification

House Bill 309 Making electronic rent payments optional

House Bill 296 ZBA and appeal period

Senate Bill 153 Driveway permitting +20 units

NHAR SAMPLE OFFICE POLICY

A WORD ABOUT THESE OFFICE POLICIES

The purpose of this manual is to establish a uniform system of daily conduct by and between us when dealing with each other, other members of the company, our clients, and members of the public. You are responsible to read and review this manual and to comply with its policies and procedures. If you have any questions, please ask the principal or managing broker.

When you review these office policies, please keep in mind that they should be regarded as guidelines only, which in a business like ours will require adjustments from time to time. The principal or managing broker retains the right to make decisions involving policy changes as needed in order to conduct its work in a manner that is beneficial to its employees, customers and the Firm. This office policy manual replaces any and all prior handbooks, policies, procedures and practices of the Firm. Certain items in this manual apply only to agents and do not apply to Firm employees.

The principal broker has an independent contractor relationship with its agents. Agents are not employees of the Firm, and are not entitled to any employee benefits. However, agents must abide by the office policies and must strictly adhere to the professional and ethical standards in the most current version of the National Association of REALTORS® Code of Ethics. Failure to comply with Firm policies or procedures or the REALTORS® Code of Ethics may result in the end of the contractual relationship.

Nothing in these office policies is intended to alter or amend the terms and conditions of the Independent Contractor Agreement. In particular, nothing in these office policies is intended to alter the right of either party to terminate the independent contractor agreement, with or without cause, with advance notice to the principal or managing broker as set forth in the Independent Contractor Agreement. Neither the policies contained in this manual, nor any other written or verbal communication by the principal or managing broker, are intended to create a contract of employment or a warranty of benefits. The policies contained herein may be added to, deleted or changed by the Firm in its sole discretion, except that the principal or managing broker will not modify the policy regarding the parties' independent contractor relationship in any case. No officer, employee, or other representative of the Firm is authorized to enter into an agreement – express or implied – with any agent for employment.



New Septic Law

Became effective
September 2024

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- **Systems within 250' from shoreline**
- **Requirement on buyer**
- **If failed, must replace within 180 days of sale**
- **Inspector=Evaluator**



House Bill 2 -

Dug-in basins ~~Boathouses~~ Over-water

Max Height 18
feet

No Second Floor



