

# 2024 Legislative Session Report



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

## 2024 CAI New Hampshire Legislative Session Report

Community Associations Institute (CAI) New Hampshire Legislative Action Committee (LAC) spent the 2024 legislative session advocating on behalf of the [approximately 267,000 Granite Staters living in 108,000 homes in approximately 3,000 community associations across the Granite State](#). New Hampshire's legislative session began on January 3 and adjourned June 28, 2024. Below are highlights from the 2024 New Hampshire General Court:

### **HB 1129 relative to the authority to vote by proxy in a condominium association**

This bill clarifies that unit owners may have their vote cast by another person by designating such person a proxy, either directed or undirected. The bill further states that in an association of more than 20 units, no one unit owner may control more than 10% of votes, while in associations of less than 20 units, no one unit owner may control a majority of the votes.

The LAC **supported** this bill, as it gives associations additional flexibility in setting meeting procedures.

**Status: Successfully PASSED, awaiting Governor's signature.**

### **HB 1172 relative to meetings of condominium boards and committees**

This bill clarifies the definition of a board meeting to exclude informational presentations held to obtain and compare vendor proposals for services including landscaping, lawn care, snow removal, septic services, and other day-to-day maintenance.

The LAC **supported** this bill, as it provided necessary clarifications and uniformity to the definition of a board meeting.

**Status: Successfully PASSED, awaiting Governor's signature.**

### **HB 239 - relative to condominium disclosure of financial information**

The bill, carried over from the 2023 legislative session, requires condominium associations to provide access to financial records within 15 days of a unit owner's request. It also requires associations to maintain a minimum of five years' worth of financial records and requires an independent audit of records and books every three years.

The LAC **opposed** this legislation, due to the administrative burden this would place on associations, and the cost burden on smaller associations.

**Status: Successfully DIED in Committee.**

#### **HB 1306 relative to special assessments for capital improvements in condominiums**

This bill prohibits condominium boards from imposing a special assessment for capital improvement above 5 percent of budgeted expenses without the approval of unit owners.

The LAC **opposed** this bill, due to the unnecessary constraints it places on the ability of condominium boards to provide for the safety of residents.

**Status: Successfully DIED in Committee.**

#### **HB 1357 relative to condominium board meetings**

This bill changes the meeting frequency required by law from once a quarter to once a month, and specifies that minutes taken at meetings shall be made available to unit owners promptly afterwards.

The LAC **opposed** this legislation, as it interfered with normal association meeting procedures and created a new administrative burden, which may be particularly felt by smaller associations.

**Status: Successfully DIED in Committee.**

#### **HB 1645 establishing a condominium dispute resolution board**

This bill establishes a dispute resolution board for condominiums, with a membership made up of state legislators, appointees by the Governor, representatives from the state bar association, and a representative from CAI. The board may hire a mediator to resolve disputes, and any dispute filed must be accompanied by a \$250 filing fee. Decisions of the board in a dispute may be appealed by either party.

The LAC **opposed** this bill, as it does not align with CAI's Alternative Dispute Resolution public policy.

**Status: Successfully DIED in Committee.**

#### **HB 423 relative to accessory dwelling unit uses allowed by right**

This bill, carried over from 2023, changes the regulations of accessory dwelling units (ADUs) allowed on a parcel of land by setting specific new size requirements and a definition for an attached ADU that includes units completely contained within an existing structure. The legislation also increases the maximum size of ADUs from 750 square feet to 1,000 square feet.

The LAC monitored this bill in case of movement and amendment language which would negatively impact the authority of HOAs to set reasonable rules and regulations.

**Status: DIED in House.**

### HB 1065 relative to fire sprinkler requirements in residential buildings

This bill states that fire sprinklers are required in buildings with 4 dwelling units. However, sprinkler systems are not required in existing buildings intended for no more than 4 dwelling units if that building complies with the state fire code.

The LAC monitored this bill as an item to notify membership should new building code requirements be passed.

**Status: PASSED, awaiting Governor's Signature.**

### HB 1224 relative to amendment of condominium instruments

This bill states that only a majority vote is needed to amend bylaws, budgets, or other governing documents regarding the selection and siting of a utility service or installation.

The LAC monitored this bill for its impact on existing community association rules and procedures.

**Status: DIED in Committee.**

## 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 LAC and Chapter Contact Information:

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

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