



2021 End of Session Report

Community Associations Institute's (CAI) New Hampshire Legislative Action Committee (NH LAC) had a busy legislative session advocating on behalf of the approximately 265,000 New Hampshire residents living in 107,000 homes in more than 2,200 community associations. There were more than 775 bills introduced, and the NH LAC closely monitored 12 bills that would have directly affected community associations. Below is a brief overview:

HB 313, Relative to property restrictions on certain amateur radio antennas. NH LAC opposed this bill which would have regulated the enforcement of property restrictions by a community association on the installation and maintenance of amateur radio antennas and antenna support structures.

Status: SUCCESSFULLY FAILED

HB 336, Establishing a condominium dispute resolution board. NH LAC closely monitored this bill, which would have established a condominium dispute resolution board to resolve matters involving condominium associations and unit owners.

Status: FAILED

HB 358, Relative to the installation of solar energy systems in condominiums. NH LAC successfully opposed this legislation, which would have prospectively prohibited condominium instruments and bylaws from requiring greater than a simple majority vote to consent to the installation and use of a solar photovoltaic energy system. The LAC Chair testified on behalf of the industry explaining to the New Hampshire House Commerce and Consumer Affairs Committee the lack of clarity in the language of this bill and the problematic impact its passage would have on the community association housing model.

Status: SUCCESSFULLY FAILED

HB 462, Relative to lien assessments by condominium associations. This bill was the NH LAC's main priority during the 2021 legislative session. This bill would have established a foreclosure procedure for the enforcement of a lien assessment on a condominium unit owner by the unit owners' association. The NH LAC successfully worked with Representative Infantine to introduce this legislation on behalf of CAI members in New Hampshire and is thankful for his assistance. Unfortunately, this bill ultimately did not pass during the 2021 legislative session.

Status: FAILED

HB 466, Relative to contract powers of condominium unit owners' associations. NH LAC successfully opposed this legislation, which would have required a condominium unit owner who contracts for property management, maintenance, or improvements business with the condominium to recuse himself or herself from any participation in or vote on the awarding of the contract. It also would have required any such relationship to be disclosed to the unit owners' association. Members of the LAC testified on behalf of the industry, explaining to the New Hampshire House Commerce and Consumer Affairs Committee that someone who owns a lot of units has a significant investment to protect and pays the fees on all those units and thus should have their vote. Such owners also have every motivation to exercise their vote properly.

Status: SUCCESSFULLY FAILED

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 2021 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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