



2023 New Hampshire State End of Session Report

Community Associations Institute (CAI) spent the 2023 legislative session advocating on behalf of the approximately [267,000 Granite Staters living in 108,000 homes in fewer than 3,000 community associations](#). More than 500 bills were introduced, and CAI's New Hampshire LAC (NH-LAC) monitored 4 bills that would have directly affected community associations. Below is a brief overview:

SB 52 - relative to the regulation and operation of electric vehicle charging stations. CAI monitored this bill which instructs the Department of Transportation to update the infrastructure and regulations related to public electric vehicle charging stations.

Status: Passed

HB 52 - relative to the operation of certain homeowners' associations. CAI monitored this legislation that limits the voting power of individuals who own more than half of the properties in a homeowners' association. The bill also requires a hearing before the municipal planning board before dissolution of the association.

Status: Passed

HB 236 - relative to condominium conversions under water and waste disposal laws and municipal ordinances. CAI monitored this bill that would require that a condominium conversion will not be considered a subdivision for purposes of waste disposal system regulations by the environmental services department.

Status: Carried Over

HB 423 - relative to accessory dwelling unit uses allowed by right. CAI monitored this legislation that changes the regulations of accessory dwelling units (ADUs) allowed on a parcel of land. The legislation also increases the maximum size of ADUs from 750 square feet to 1,000 square feet.

Status: Carried Over

HB 239 - relative to condominium disclosure of financial information. CAI opposed this legislation that changes the regulations of community associations' record keeping practices. The bill 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.

Status: Carried Over

Your Assistance is Needed

CAI relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers on the NH LAC who advocate – including homeowner leaders,



community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. CAI needs your financial support to bolster their advocacy activities in 2023 and beyond. We encourage donations from NH community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “New Hampshire” to support our continued efforts.

[Click here to follow the important legislation CAI is tracking for 2023 and beyond.](#)

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Contact Information

Call CAI at (888) 224-4321 to find the chapter nearest you.