

CHAPTER 114
SB 42 - FINAL VERSION

2025 SESSION

25-0686
06/09

SENATE BILL

42

AN ACT relative to notice of death affidavits.

SPONSORS: Sen. Gray, Dist 6

COMMITTEE: Election Law and Municipal Affairs

ANALYSIS

This bill requires beneficiaries of a transfer on death deed to file a notice of death affidavit with detailed information at the registry of deeds within 60 days of the transferor's death, thereby ensuring proper documentation and communication with the tax assessor.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears [in brackets and struckthrough.]
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

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STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty Five

AN ACT relative to notice of death affidavits.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 114:1 New Section; Notice of Death Affidavit. Amend RSA 563-D by inserting after section 21 the
2 following new section:

3 563-D:22 Notice of Death Affidavit. Beneficiaries who receive real property under a transfer on death
4 deed shall file, within 60 days following the death of the transferor, a notice of death affidavit for recording
5 at the registry of deeds in the county where the real property is located. The notice of death affidavit shall
6 contain the name and address of each beneficiary of the transfer on death deed, the street address of the
7 property, the date of the transfer on death deed, the book and page number at which the transfer on death
8 deed was recorded prior to the transferor's death, the name of the deceased transferor, the date and
9 place of death, and the name and address to which all future tax bills should be mailed. The affidavit shall
10 be notarized. After recording the notice of death affidavit, the register of deeds shall return the original
11 affidavit to the person who filed it and transmit a copy of the affidavit to the tax assessor of the
12 municipality where the property is located, in accordance with RSA 478:14. The filing of the notice of
13 death affidavit is not a condition of the transfer of title.

114:2 Effective Date. This act shall take effect 60 days after its passage.

Approved: June 23, 2025
Effective Date: August 22, 2025