

CHAPTER 244
SB 166 - FINAL VERSION

06/26/2025 2882EBA

2025 SESSION

25-0950
05/08

SENATE BILL

166

AN ACT relative to notice required prior to sale of a manufactured housing unit located in a resident-owned community.

SPONSORS: Sen. Reardon, Dist 15; Sen. Pearl, Dist 17; Rep. Alexander Jr., Hills. 29

COMMITTEE: Commerce

ANALYSIS

This bill requires the seller of a manufactured housing unit in a resident-owned community to provide notice to the prospective buyer of their right to obtain a copy of the community's bylaws, fee schedule, and financial statements.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears [~~in brackets and struck through.~~]
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 required prior to sale of a manufactured housing unit located in a resident-owned community.

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

1 244:1 New Subdivision; Resident Owned Community Unit Resale Disclosures. Amend RSA 205-A
2 by inserting after section 31 the following new subdivision:

3 Resident Owned Community Unit Resale Disclosures

4 205-A:32 Resident Owned Community Unit Resale Disclosures.

5 I. In the event of any resale of a resident owned community (ROC) unit or any interest therein by
6 any person other than the declarant, the prospective unit owner shall have the right to obtain from the
7 ROC owners' association, prior to the contract date of the disposition, the following:

8 (a) Appropriate statements pursuant to non-payment of fees for common expenses by
9 individual unit owners;

10 (b) A statement of any capital expenditures and major maintenance expenditures anticipated
11 by the unit owners' association within the current or succeeding 2 fiscal years;

12 (c) A statement of the status and amount of any reserve for the major maintenance or
13 replacement fund and any portion of such fund earmarked for any specified project by the board of
14 directors;

15 (d) A copy of the income statement and balance sheet of the unit owners' association for the
16 last fiscal year for which such statement is available;

17 (e) A statement of the status of any pending suits or judgments in which the unit owners'
18 association is a party defendant;

19 (f) A statement setting forth what insurance coverage is provided for all unit owners by the
20 unit owners' association and what additional insurance coverage would normally be secured by each
21 individual unit owner;

22 (g) A statement that any improvements or alterations made to the unit, or the limited common
23 areas assigned thereto, by the prior unit owner are not known to be in violation of the community
24 instruments;

25 (h) A copy of the ROC declaration, by-laws, and any formal rules of the association;

26 (i) A statement of the amount of monthly and annual fees, and any special assessments
27 made within the last 3 years.

28 II. The principal officer of the ROC owners' association, or such other officer or officers
29 as the ROC instruments may specify, shall furnish the statements prescribed by paragraph I upon the
30 written request of any prospective unit owner within 10 days of the receipt of such request.

244:2 Effective Date. This act shall take effect January 1, 2026.

CHAPTER 244
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- Page 2 -

Approved: July 15, 2025
Effective Date: January 01, 2026