

Senate Commerce Committee

Aaron Jones 271-2609

HB 1112, relative to snow removal responsibilities in lease agreements.

Hearing Date: April 21, 2026

Time Opened: 11:15 a.m.

Time Closed: 11:25 a.m.

Members of the Committee Present: Senators Innis, Ricciardi, Birdsell, Murphy, Fenton and Reardon

Members of the Committee Absent : None

Bill Analysis: This bill, with respect to tenancies, establishes the responsibility for the removal of snow and ice in certain scenarios.

Sponsors:

Rep. Foss

Rep. Hegner

Rep. J. Sullivan

Rep. W. Thomas

Rep. Wade

Who supports the bill: Representative Lily Foss, Nick Norman, Dawn McKinney (NH Legal Assistance), William Copeland Jr., Joyce Weston, Judith Saum, Sally Widerstrom, Andrea Powers, Richard Hunnewell, Anne Hunnewell, Julie Retelle, Rosemary D'Arcy, Suzanna Derynioski, Gary McCool

Who opposes the bill: Curtis Howland, Pamela Harders

Who is neutral on the bill: No one

Summary of testimony presented in support:

Representative Lily Foss

- This bill would provide clarity and reduce liability, but it would not mandate either a tenant or a landlord be responsible for snow removal.
- In a lease, a landlord could assign the responsibility of snow removal to a tenant or themselves.
- If terms are not specified, a landlord would be responsible by default. Since every lease is not reviewed by an entity, Representative Foss said a default was needed to ensure this bill functioned.
- Existing leases would not be changed; instead, this bill would only apply to new leases.
- Representative Foss said it was the responsibility of tenants and landlords to abide by the law.

- By including this provision, a lease violation could be proven if an individual went to court and recourse could be provided to either a landlord or a tenant.

Nick Norman

- In the House, Mr. Norman said the Landlord Association and New Hampshire Legal Assistance worked together on this compromise.
- This bill would establish a standard of who is responsible.
- Mr. Norman said many smaller landlords do not have leases. If the responsibility is not specified, a landlord would be responsible for common areas used by multiple tenants. If an area is private or exclusively used by a tenant, they would be responsible.
- Since this is common practice already, Mr. Norman did not believe it would affect the market.

Summary of testimony presented in opposition: None

Neutral Information Presented: None

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Date Hearing Report completed: April 24, 2026