

HB 1112 - AS INTRODUCED

2026 SESSION

26-2630

06/09

HOUSE BILL **1112**

AN ACT relative to snow removal responsibilities in residential lease agreements.

SPONSORS: Rep. Foss, Hills. 41; Rep. Hegner, Hills. 41; Rep. J. Sullivan, Graf. 2; Rep. W. Thomas, Hills. 12; Rep. Wade, Straf. 15

COMMITTEE: Housing

ANALYSIS

This bill establishes requirements for assigning responsibility for snow and ice removal in residential lease agreements.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT relative to snow removal responsibilities in residential lease agreements.

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

1 1 New Section; Landlord and Tenant; Snow and Ice Removal. Amend RSA 540-A by inserting
2 after section 3-a the following new section:

3 540-A:3-b Snow and Ice Removal in Residential Tenancies.

4 I. In a residential tenancy, responsibility for snow and ice removal shall be explicitly stated
5 in the written lease.

6 II. Unless otherwise assigned in the lease, responsibility for maintaining safe access to and
7 clearing snow and ice from common areas, including driveways, walkways, and entryways used by
8 multiple tenants, shall rest with the property owner or landlord.

9 III. The landlord and tenant may agree in writing that the tenant shall perform snow and
10 ice removal for specific areas, provided the agreement is express, voluntary, and included in the
11 lease.

12 IV. Nothing in this section shall affect any local ordinance imposing additional duties on
13 property owners or occupants regarding public sidewalks or rights of way.

14 2 Applicability. This act shall apply to all residential leases entered into or renewed on or after
15 the effective date of this section.

16 3 Effective Date. This act shall take effect January 1, 2027.