

HB 1156-FN - AS INTRODUCED

2026 SESSION

26-2389

07/05

HOUSE BILL ***1156-FN***

AN ACT requiring that probate court notices of acquisitions of real estate through inheritance or similar devise be recorded in a county's registry of deeds.

SPONSORS: Rep. Walker, Straf. 19; Rep. J. MacDonald, Carr. 6; Rep. Maggiore, Rock. 23

COMMITTEE: Judiciary

ANALYSIS

This bill requires that probate court notices of acquisitions of real estate through inheritance or similar devise be recorded in a county's registry of deeds.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT requiring that probate court notices of acquisitions of real estate through inheritance or similar devise be recorded in a county's registry of deeds.

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

1 1 Probate Courts and Decedents' Estates; Inventory, Accounts, and Dealing With Assets; Real
2 Estate; Notification of Towns and Cities. Amend RSA 554:18-a to read as follows:

3 554:18-a Real Estate; Notification of Towns and Cities. Prior to rendering his final account,
4 every administrator as defined in RSA 553:1 shall notify the selectmen of each town and the
5 assessors of each city of those persons coming into the ownership of real estate through inheritance
6 or devise, and shall certify to the probate court, on a form approved by the court, that such notice has
7 been given. ***All such notices shall also be recorded at the respective county's registry of***
8 ***deeds prior to rendering of the final count, and the register of deeds shall be entitled to***
9 ***charge a fee pursuant to RSA 478:17-g.*** The provisions of this section shall not apply when real
10 estate of a decedent is sold by license or consent.

11 2 Effective Date. This act shall take effect July 1, 2026.

**HB 1156-FN- FISCAL NOTE
AS INTRODUCED**

AN ACT requiring that probate court notices of acquisitions of real estate through inheritance or similar devise be recorded in a county's registry of deeds.

FISCAL IMPACT:

Estimated Political Subdivision Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
County Revenue	\$0	Indeterminable Increase		
County Expenditures	\$0	\$0	\$0	\$0
Local Revenue	\$0	\$0	\$0	\$0
Local Expenditures	\$0	\$0	\$0	\$0

METHODOLOGY:

This bill requires estate administrators to notify local officials of anyone inheriting real estate and certify this to the probate court, before filing a final account. The notice must also be recorded at the county registry of deeds, which may charge a fee.

The New Hampshire Association of Counties states that this would generate revenue for counties through a recording fee of \$12 for the first page, plus \$4 for each additional page, as well as applicable postage. However, the total revenue is indeterminable as it depends on the number of probate cases involving real estate inheritance.

AGENCIES CONTACTED:

New Hampshire Association of Counties