

HB 1371 - AS INTRODUCED

2026 SESSION

26-3009
07/08

HOUSE BILL **1371**

AN ACT prohibiting application fees for residential rental agreements.

SPONSORS: Rep. Lucas, Graf. 7; Rep. Booras, Hills. 8; Rep. Read, Rock. 10; Rep. Hegner, Hills.
41; Rep. Hicks, Merr. 24

COMMITTEE: Housing

ANALYSIS

This bill prohibits application fees for residential rental 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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 prohibiting application fees for residential rental agreements.

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

1 1 New Section; Trade and Commerce; Protection of Tenants in Conversion of Rental Units;
2 Residential Rental Application Fees. Amend RSA 356-C by inserting after section 11 the following
3 new section:

4 356-C:12 Residential Rental Application Fees.

5 I. A landlord or a landlord's agent shall not charge an application fee to any individual in
6 order to apply to enter into a rental agreement for a residential dwelling unit. This section shall not
7 be construed to prohibit a person from charging a fee to a person in order to apply to rent commercial
8 or nonresidential property.

9 II.(a) In order to conduct a background or credit check, a landlord shall accept any of the
10 following:

- 11 (1) An original or a copy of any unexpired form of government-issued identification;
12 (2) An individual taxpayer identification number; or
13 (3) A social security number.

14 (b) A landlord or a landlord's agent shall not require a social security number for the
15 completion of a residential rental application or refuse to accept an application due to the lack of a
16 social security number.

17 2 Effective Date. This act shall take effect 60 days after its passage.