

HB 1517-FN - AS INTRODUCED

2026 SESSION

26-2829

07/09

HOUSE BILL            ***1517-FN***

AN ACT                relative to certain residential property interests controlled by certain entities.

SPONSORS:            Rep. Lascelles, Hills. 14; Rep. R. Brown, Carr. 8; Rep. T. Dolan, Rock. 16; Rep. Lundgren, Rock. 16; Rep. McLean, Hills. 15; Rep. Ouellet, Coos 3; Rep. Rollins, Sull. 3

COMMITTEE:          Housing

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ANALYSIS

This bill bans residential property developments from restricting land or rental sales based on certain considerations.

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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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 certain residential property interests controlled by certain entities.

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

1 1 New Section; Trade and Commerce; Fair Housing; Business Entity-Owned Residential  
2 Arrangements. Amend RSA 354-A by inserting after section 15 the following new section:

3 354-A:15-a Business Entity-Owned Residential Arrangements.

4 I. In this section:

5 (a) "Business entity" means a partnership, corporation, joint venture, limited liability  
6 company, or other business organization or business association, however organized.

7 (b) "Managing entity" means a business entity that owns residential property used in a  
8 residential arrangement.

9 (c) "Residential arrangement" means an arrangement in which the purchaser of an  
10 interest in a business entity is entitled to exclusive possession of residential property owned by the  
11 entity as long as the purchaser holds the interest in the business entity.

12 (d) "Residential property" means the real property and improvements for a single-family  
13 house, duplex, triplex, or quadruplex.

14 (e) "Timeshare plan" means any arrangement, plan, scheme, or similar method,  
15 excluding an exchange program, but including a membership agreement, sale, lease, deed, license, or  
16 right-to-use agreement, by which a purchaser, in exchange for consideration, receives an ownership  
17 right in or the right to use accommodations for a period of time less than a year during a given year,  
18 but not necessarily consecutive years.

19 II. This section shall not apply to any timeshare plan.

20 III.(a) An agreement for the purchase of an interest in a managing entity shall disclose to  
21 the purchaser that the agreement is for the purchase of an interest in the entity and not in any  
22 residential property itself.

23 (b) The purchase agreement and any other agreement or rules governing the residential  
24 arrangement or the ownership interest in the entity shall not require that a dispute concerning the  
25 arrangement or interest be brought before a tribunal other than a court established under the laws  
26 of this state or the United States.

27 IV. A managing entity shall not take an action with respect to an interest in the entity in a  
28 manner that would be a violation of RSA 354-A if the interest in the entity were an interest in real  
29 property, including:

30 (a) Restricting the transfer of the interest;

31 (b) Imposing requirements to maintain the interest; or

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1           (c) Refusing to grant an interest to an otherwise qualified person.

2           V. Notwithstanding any provision in an agreement between the owner and a managing  
3 entity, an owner of an interest in a managing entity may transfer the interest without approval from  
4 the managing entity.

5           VI. A managing entity shall not charge a fee for or share in the proceeds of the transfer of an  
6 interest in the managing entity from an owner to a subsequent purchaser.

7           VII. A violation of this section shall constitute a deceptive trade practice under RSA 358-A.

8           2 Effective Date. This act shall take effect 60 days after its passage.

**HB 1517-FN- FISCAL NOTE  
AS INTRODUCED**

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**FISCAL IMPACT:**

<b>Estimated State Impact</b>				
	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
<b>Revenue</b>	\$0	\$0	\$0	\$0
<i>Revenue Fund</i>	None			
<b>Expenditures*</b>	Indeterminable			
<i>Funding Source</i>	General Fund			
<b>Appropriations*</b>	\$0	\$0	\$0	\$0
<i>Funding Source</i>	None			

\*Expenditure = Cost of bill

\*Appropriation = Authorized funding to cover cost of bill

<b>Estimated Political Subdivision Impact</b>				
	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
<b>County Revenue</b>	\$0	\$0	\$0	\$0
<b>County Expenditures</b>	Indeterminable			
<b>Local Revenue</b>	\$0	\$0	\$0	\$0
<b>Local Expenditures</b>	Indeterminable			

**METHODOLOGY:**

This bill adds, deletes, or modifies a criminal penalty, or changes statute to which there is a penalty for violation. Therefore, this bill may have an impact on the judicial and correctional systems, which could affect prosecution, incarceration, probation, and parole costs, for the state, as well as county and local governments. A summary of such costs can be found at: [https://gencourt.state.nh.us/lba/Budget/Fiscal\\_Notes/JudicialCorrectionalCosts.pdf](https://gencourt.state.nh.us/lba/Budget/Fiscal_Notes/JudicialCorrectionalCosts.pdf)

**AGENCIES CONTACTED:**

Judicial Branch, Judicial Council, Department of Justice, Department of Corrections, New Hampshire Association of Counties, and New Hampshire Municipal Association