

HB 1553 - AS INTRODUCED

2026 SESSION

26-2810
06/07

HOUSE BILL **1553**

AN ACT relative to pet-related fees and rent in residential tenancies.

SPONSORS: Rep. Long, Hills. 26; Rep. H. Howard, Straf. 4

COMMITTEE: Housing

ANALYSIS

This bill limits monthly pet rent to one percent of the unit's rent and prohibits nonrefundable pet fees, with some exceptions.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 pet-related fees and rent in residential tenancies.

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

1 1 New Chapter; Pet Fees in Rental Housing. Amend RSA by inserting after chapter 540-C the
2 following new chapter:

3 CHAPTER 540-D

4 PET FEES IN RENTAL HOUSING

5 540-D:1 Purpose. The purpose of this chapter is to protect tenants and promote housing
6 stability by:

7 I. Limiting monthly pet rent to a reasonable and predictable amount.

8 II. Eliminating nonrefundable pet fees that create financial barriers for renters with
9 companion animals.

10 III. Ensuring that landlords retain the ability to protect property while preventing punitive
11 or excessive charges that force tenants to give up pets.

12 540-D:2 Cap on Pet Rent. A landlord shall not demand or receive additional rent from a tenant
13 as a condition of allowing a pet to reside at the residence in an amount that exceeds one percent of
14 the monthly rent of the dwelling unit, regardless of the number of pets kept in the unit.

15 540-D:3 Prohibition on Nonrefundable Fees. A landlord shall not demand or receive any
16 additional security deposit beyond that allowed under RSA 540-A:6. Nonrefundable pet fees shall be
17 prohibited under this chapter.

18 540-D:4 Exceptions.

19 I. This chapter shall not apply to service animals or support animals protected under federal
20 or state disability law.

21 II. Nothing in this chapter shall prevent a landlord from enforcing lease provisions requiring
22 tenants to repair or pay for actual damage caused by a pet.

23 540-D:5 Enforcement. A tenant may bring an action in court for violations of this chapter and
24 may recover actual damages, plus reasonable attorney's fees and court costs.

25 2 Effective Date. This act shall take effect 60 days after its passage.