

SB 523-FN - AS AMENDED BY THE SENATE

03/05/2026 0831s

2026 SESSION

26-2153

09/06

SENATE BILL **523-FN**

AN ACT establishing a commission to study the implementation of a residential builder registration system.

SPONSORS: Sen. Ward, Dist 8; Sen. Pearl, Dist 17; Sen. Innis, Dist 7; Sen. Watters, Dist 4; Sen. Altschiller, Dist 24

COMMITTEE: Commerce

AMENDED ANALYSIS

This bill establishes a commission to study the implementation of a residential builder registration system

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 establishing a commission to study the implementation of a residential builder registration system.

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

1 1 Findings and Statement of Purpose. The general court finds that the New Hampshire
2 residential home building industry is essential to New Hampshire’s economic vitality, workforce
3 development, and housing availability. The general court also finds that while the overwhelming
4 majority of New Hampshire builders operate with integrity and professionalism, isolated instances
5 of fraud and abuse, often from out of state, have caused harm to consumers and undermined
6 confidence in the industry. The general court recognizes that leaders within the New Hampshire
7 residential building community have expressed a commitment to strengthening accountability
8 measures and supporting reasonable mechanisms to promote transparency and consumer protection
9 without creating unnecessary financial or regulatory burdens.

10 2 New Subdivision; Commission to Study the Implementation of a Residential Builder
11 Registration System. Amend RSA 310-A by inserting after section 222 the following new
12 subdivision:

13 Commission to Study the Implementation of a Residential Builder Registration System
14 310-A:223 Commission Established; Duties; Report.

15 I. There is established a commission to study the implementation of a statewide registration
16 system for residential builders and contractors.

17 II. For the purposes of this section, “residential builder” shall mean a person or business
18 entity whose primary source of income is derived from the construction, reconstruction, or
19 substantial renovation of residential properties consisting of 4 or fewer dwelling units in a single
20 building.

21 III. Notwithstanding RSA 14:49, the members of the commission shall be as follows:

22 (a) One member of the senate, appointed by the president of the senate.

23 (b) Two members of the house of representatives, appointed by the speaker of the house
24 of representatives, at least one of whom shall have experience in municipal administration.

25 (c) One member from the department of justice, appointed by the attorney general.

26 (d) One member from the department of labor, appointed by the commissioner of labor.

27 (e) One member from the office of professional licensure and certification, appointed by
28 the director.

29 (f) Two members with experience in residential home building, appointed by the New
30 Hampshire Home Builders Association.

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1 (g) The chief executive officer of the New Hampshire Home Builders Association, or the
2 chief executive officer's designee.

3 IV. Legislative members of the commission shall receive mileage at the legislative rate when
4 attending to the duties of the commission.

5 V. The commission shall:

6 (a) Examine the viability, process, and necessity of implementing a statewide
7 registration for residential builders.

8 (b) Assess whether a registration system would enhance consumer protection and
9 address instances of fraud, misrepresentation, exploitation, and miscommunication.

10 (c) Evaluate the scope and structure of a registration system, including eligibility
11 requirements, renewal standards, complaint procedures, fee structures, oversight, and disciplinary
12 mechanisms.

13 (d) Identify which, if any, existing state agency or department would be best suited to
14 oversee and administer a registration system, including but not limited to the department of labor,
15 the office of professional licensure and certification, or the department of justice.

16 (e) Solicit testimony from members of the public, representatives of the residential
17 building industry, municipal officials, consumer protection advocates, and other interested
18 stakeholders.

19 (f) Recommend a fee structure sufficient to fully fund administration without reliance on
20 general funds.

21 VI. The first-named senate member shall call the first meeting of the commission within 45
22 days of the effective date of this section. The commission shall elect a chairperson from among its
23 members at its first meeting. Five members of the commission shall constitute a quorum.

24 VII. The commission shall submit a report of its findings and any recommendations for
25 proposed legislation to the speaker of the house of representatives, the president of the senate, the
26 chairs of the house and senate commerce committees, and the governor on or before November 30,
27 2026.

28 3 Repeal. RSA 310-A:223, and the subdivision heading preceding it, relative to commission to
29 study the implementation of a residential builder registration system, is repealed.

30 4 Effective Date.

31 I. Section 3 of this act shall take effect November 30, 2026.

32 II. The remainder of this act shall take effect upon its passage.

LBA
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SB 523-FN- FISCAL NOTE
AS AMENDED BY THE SENATE (#2026-0831s)

AN ACT establishing a commission to study the implementation of a residential builder registration system.

FISCAL IMPACT:

The Office of Legislative Budget Assistant states this bill has no fiscal impact on state, county and local expenditures or revenue.

AGENCIES CONTACTED:

None