

HB 1112 - AS AMENDED BY THE HOUSE

11Mar2026... 0964h

2026 SESSION

26-2630

06/09

HOUSE BILL **1112**

AN ACT relative to snow removal responsibilities in lease agreements.

SPONSORS: Rep. Foss, Hills. 41; Rep. Hegner, Hills. 41; Rep. J. Sullivan, Graf. 2; Rep. W. Thomas, Hills. 12; Rep. Wade, Straf. 15

COMMITTEE: Housing

AMENDED ANALYSIS

This bill, with respect to tenancies, establishes the responsibility for the removal of snow and ice in certain scenarios.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 snow removal responsibilities in lease agreements.

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

1 1 New Section; Lease Provisions; Snow and Ice Removal. Amend RSA 540 by inserting after
2 section 28 the following new section:

3 540:28-a Snow and Ice Removal in Tenancies.

4 I. The landlord and tenant may agree that either the landlord or the tenant, or any
5 combination thereof, shall be responsible for performing snow and ice removal from, and
6 maintaining safe access to, specific areas of the rental property.

7 II. Unless otherwise agreed, the responsibility shall rest with the landlord of restricted
8 property for clearing snow and ice from, and maintaining safe access to, on-site common areas used
9 by tenants of more than one rental unit, including but not limited to, driveways, walkways, stairs
10 and entryways. Unless otherwise agreed, the responsibility for clearing snow and ice from, and
11 maintaining safe access to, private areas, including but not limited to, walkways, stairs, and
12 entryways intended for exclusive use of one rental unit, shall rest with the tenants who have such
13 exclusive use.

14 III. Nothing in this section shall be construed to alter snow and ice removal responsibilities
15 for areas owned, maintained, or governed by a condominium association, cooperative, homeowners'
16 association, manufactured housing park, or similar entity in which there is a mixture of private and
17 common ownership, and pursuant to recorded instruments, bylaws, park rules, or other governing
18 documents.

19 2 Applicability. This act shall apply to all tenancies entered into or renewed on or after the
20 effective date of this act.

21 3 Effective Date. This act shall take effect July 1, 2027.