

SB 481-FN-A - AS AMENDED BY THE HOUSE

01/29/2026 0200s
7May2026... 1503h

2026 SESSION

26-2042
05/09

SENATE BILL ***481-FN-A***

AN ACT relative to the sale of the Sununu youth services center property.

SPONSORS: Sen. Rosenwald, Dist 13; Sen. Long, Dist 20; Sen. Watters, Dist 4; Sen. Perkins
Kwoka, Dist 21; Sen. Altschiller, Dist 24; Rep. Telerski, Hills. 11; Rep. Wallner,
Merr. 19; Rep. Leishman, Hills. 33

COMMITTEE: Finance

AMENDED ANALYSIS

This bill:

I. Directs the department of administrative services to take possession of the Sununu youth services center (SYSC) property, to negotiate any contracts necessary for the sale of the property, subject to approval by the governor and council, and authorizes the department to request an additional appropriation to maintain the property, subject to approval of the fiscal committee and governor and council.

II. Provides that proceeds from the sale of the SYSC property shall be deposited in the general fund.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

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STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT relative to the sale of the Sununu youth services center property.

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

1 1 Sale of the Sununu Youth Services Center. 2023, 2:4 is repealed and reenacted to read as
2 follows:

3 2:4 Sale of the Sununu Youth Services Center (SYSC).

4 I. Notwithstanding RSA 4:40, the department of administrative services shall take
5 possession of the entire property currently housing the SYSC on South River Road in Manchester,
6 New Hampshire and commence a search, by whatever reasonable means necessary, for a purchaser
7 of the property. The department shall negotiate and execute any contracts or other agreements or
8 actions necessary to accomplish the sale and lease of the property in accordance with this section.

9 II. Identification of a purchaser that will enhance the tax and business tax rolls of the city of
10 Manchester and the state of New Hampshire shall be a high priority.

11 III. The department shall offer the property for sale at not less than market value and shall
12 consult with the city of Manchester, the New Hampshire department of business and economic
13 affairs, and other organizations, as appropriate, prior to any sale of the property.

14 IV. The sale of the SYSC shall be approved by the governor and council.

15 V. All proceeds and revenue from the sale of the SYSC shall be deposited in the general
16 fund.

17 VI. Until the property is sold, the department shall request an appropriation, subject to
18 approval of the fiscal committee and the governor and council, for funds necessary to maintain the
19 property. The governor is authorized to draw a warrant for said sums from funds not otherwise
20 appropriated.

21 2 Repeal. 2025, 141:181 and 2025, 141:357, relative to the possession and sale of the Sununu
22 youth services center, are repealed.

23 3 Effective Date. This act shall take effect upon its passage.

SB 481-FN-A- FISCAL NOTE
AS AMENDED BY THE HOUSE (AMENDMENT #2026-1503h)

AN ACT relative to the sale of the Sununu youth services center property.

FISCAL IMPACT: This bill does not provide funding, nor does it authorize new positions.

Estimated State Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
Revenue	\$0	Indeterminable Increase		
Revenue Fund(s)	General Fund			
Expenditures*	\$0	Indeterminable Increase more than \$500,000 to \$1,000,000 or less		
Funding Source(s)	General Fund and/or DHHS Facilities Fund			
Appropriations*	\$0	\$0	\$0	\$0
Funding Source(s)	None			

*Expenditure = Cost of bill

*Appropriation = Authorized funding to cover cost of bill

Estimated Political Subdivision Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
County Revenue	\$0	\$0	\$0	\$0
County Expenditures	\$0	\$0	\$0	\$0
Local Revenue	\$0	Indeterminable Increase		
Local Expenditures	\$0	\$0	\$0	\$0

METHODOLOGY:

This bill addresses the sale of the Sununu Youth Services Center (SYSC) property. The Department of Administrative Services (DAS) is directed to take possession of the SYSC property, seek a buyer, and negotiate the sale with approval required from the Governor and Council. Proceeds from the sale shall be deposited into the General Fund. The Department may also request additional appropriations to maintain the property until it is sold with approval of the Fiscal Committee and the Governor and Council.

The Department of Administrative Services (DAS) states that, due to the absence of a current market valuation for the Sununu Youth Services Center (SYSC) property, any proceeds from its sale represent an indeterminable increase to the General Fund. DAS anticipates an indeterminable increase in expenditures related to property maintenance, pre-sale inspections, closing costs, and brokerage commissions, with total costs estimated to range between \$500,000

and \$1,000,000. Additionally, DAS notes uncertainty regarding when it will take possession of the property, as the site currently houses SYSC facilities and the Manchester Police Department's horse stables. It is the Department's understanding that these facilities will be vacated by the end of FY 2026, coinciding with the expected completion of the Hampstead replacement facility.

Local revenue impacts are also indeterminable, as they depend on the final sale price, which would influence the amount of property taxes collected from the future buyer.

The Department of Health and Human Services indicates there is no direct impact on the Department.

AGENCIES CONTACTED:

Department of Administrative Services and Department of Health and Human Services