

CHAPTER 306
HB 1523-FN - FINAL VERSION

19Feb2026... 0380h
05/07/2026 1711s
4Jun2026... 2168EBA

2026 SESSION

26-2666
04/09

HOUSE BILL ***1523-FN***

AN ACT relative to disclosure requirements for homeowners' associations.

SPONSORS: Rep. Alexander Jr., Hills. 29; Rep. Hunt, Ches. 14; Sen. Reardon, Dist 15

COMMITTEE: Housing

ANALYSIS

This bill establishes disclosure requirements for homeowners' associations.

Explanation: Matter added to current law appears in ***bold italics***.
 Matter removed from current law appears ~~[in brackets and struck through.]~~
 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 disclosure requirements for homeowners' associations.

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

1 306:1 New Paragraphs; Homeowners' Associations; Transparency. Amend RSA 292:8-m by
2 inserting after paragraph II the following new paragraphs:

3 III.(a) Homeowners' associations established under this chapter shall retain the following:

4 (1) Detailed records of receipts and expenditures affecting the operation and
5 administration of the association and other appropriate accounting records;

6 (2) Minutes of all meetings of its shareholders or members and board of directors other
7 than executive sessions, a record of all actions taken by the shareholders or members or board of
8 directors without a meeting, and a record of all actions taken by a committee in place of the board of
9 directors on behalf of the association;

10 (3) The names of shareholders or members in a form that permits preparation of a list of
11 the names of all shareholders or members and the addresses at which the association communicates with
12 them, in alphabetical order showing the number of votes each shareholder or member is entitled to cast;

13 (4) Its original and any restated or amended organizational documents required under
14 this chapter, original and any amended land plats or maps, and all rules currently in effect;

15 (5) All financial statements and tax returns of the association for the past 3 years;

16 (6) A list of the names and addresses of its current board of directors, members, and
17 officers;

18 (7) Its most recent annual report delivered to the secretary of state, if any;

19 (8) Financial and other records sufficiently detailed to enable the association to comply
20 with other requirements of law;

21 (9) Copies of current contracts to which it is a party;

22 (10) Records of board of directors or committee actions to approve or deny any requests
23 for design or architectural approval from shareholders or members; and

24 (11) Ballots, proxies, and other records related to voting by shareholders or members for
25 one year after the election, action, or vote to which they relate.

26 (b) Subject to subparagraphs (c) and (d), all records retained by the homeowners'
27 associations established under this chapter shall be available for examination and copying by a
28 shareholder or member or the shareholder's authorized agent or the member's authorized agent:

29 (1) During reasonable business hours or at a mutually convenient time and location; and

30 (2) Upon 15 days' notice in a record reasonably identifying the specific records of the
31 association requested.

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1 (c) Records retained by an association may be withheld from inspection and copying to the
2 extent that they concern:

- 3 (1) Personnel, salary, and medical records relating to specific individuals;
4 (2) Contracts, leases, and other commercial transactions to purchase or provide goods
5 or services currently being negotiated;
6 (3) Existing or potential litigation or mediation, arbitration, or administrative proceedings;
7 (4) Existing or potential matters involving federal, state, or local administrative or other
8 formal proceedings before a government tribunal for enforcement of the declaration, bylaws, or rules;
9 (5) Communications with the association's attorney that are protected by the attorney-
10 client privilege or the attorney work-product doctrine;
11 (6) Information the disclosure of which would violate federal or state law;
12 (7) Records of an executive session of the board of directors; or
13 (8) Individual shareholder or member account records other than those of the requesting
14 owner.

15 (d) A homeowners' association may charge a reasonable fee for providing copies of any
16 records under this section; provided, that such fee may not exceed the charge for copying a governmental
17 record as provided for in RSA 91-A:4, IV(d).

18 (e) A right to copy records under this paragraph includes the right to receive copies by
19 photocopying or other means, including copies through electronic transmission, if available, upon request
20 by the shareholder or member.

21 (f) A homeowners' association shall not be required to compile or synthesize information.

22 (g) Information provided pursuant to this paragraph shall not be used for commercial
23 purposes.

24 IV. The board of directors and association committees of homeowners' associations established
25 under this chapter may hold an executive session only during a regular or special meeting of the board or
26 committee. No final vote or action shall be taken during an executive session. An executive session may
27 be held only for the following purposes:

28 (a) To consult with the association's attorney.
29 (b) To discuss existing or potential litigation or mediation, arbitration, or administrative
30 proceedings.

31 (c) To discuss labor or personnel matters.

32 (d) To discuss contracts, leases, and other commercial transactions to purchase or provide
33 goods or services currently being negotiated, including the review of bids or proposals, if the board of
34 directors or committee determines that premature general knowledge of those matters would place the
35 association at a disadvantage or that public knowledge would violate the privacy of any person.

36 V. If an owner or board of directors member, or an immediate family member of an owner or
37 board of directors member, has a pecuniary interest in a company seeking to contract with the
38 homeowners' association, the homeowners' association shall not enter into the contract unless:

39 (a) The pecuniary interest is disclosed in writing and prominently to all members before or at

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- 1 the same time as the notice of the meeting held in accordance with the homeowners' association bylaws;
- 2 (b) The contract is approved by a majority of the votes cast by the membership at the
- 3 meeting with a quorum present; and
- 4 (c) The interested person recuses from voting.
- 5 306:2 Effective Date. This act shall take effect January 1, 2027.

Approved: July 10, 2026
Effective Date: January 01, 2027

