Rep. Read, Rock. 10
Rep. Alexander Jr., Hills. 29
Rep. Kerwin, Hills. 40
March 2, 2026
2026-0964h
09/07

Amendment to HB 1112

Amend the title of the bill by replacing it with the following:

AN ACT relative to snow removal responsibilities in lease agreements.

Amend the bill by replacing all after the enacting clause with the following:

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

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

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

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

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

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

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

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AMENDED ANALYSIS

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