

HB 1040 - AS INTRODUCED

04/09/2026 1311s

2026 SESSION

26-3125

06/05

HOUSE BILL **1040**

AN ACT establishing a committee to study the laws and procedures governing the filing and registering of quitclaim deeds in the state.

SPONSORS: Rep. Turer, Rock. 6

COMMITTEE: Judiciary

ANALYSIS

This bill establishes a committee to study the laws and procedures governing the filing and registering of quitclaim deeds in the state.

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 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 committee to study the laws and procedures governing the filing and registering of quitclaim deeds in the state.

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

1 1 Committee Established. There is established a committee to study legislative protections
2 against property fraud and title theft through the use of quitclaim deeds.

3 2 Membership and Compensation.

4 I. The members of the committee shall be as follows:

5 (a) Three members of the house of representatives, appointed by the speaker of the
6 house of representatives.

7 (b) One member of the senate, appointed by the president of the senate.

8 II. Members of the committee shall receive mileage at the legislative rate when attending to
9 the duties of the committee.

10 3 Duties. The committee shall:

11 I. Review the definition and uses of quitclaim deeds in New Hampshire.

12 II. Review the mechanisms by which property fraud and title theft crimes are carried out
13 using the quitclaim deed, both in New Hampshire and other states, including the underlying
14 vulnerabilities that facilitate such crimes.

15 III. Examine the range of legal and procedural changes being implemented in other states to
16 decrease the likelihood of using quitclaim deeds to commit property fraud and title theft.

17 IV. Solicit information from the public and private sector, including but not limited to:
18 experts in property and probate law, county registers of deeds, notaries public, county attorneys, the
19 attorney general’s office, members and advocates from the real estate community, members of law
20 enforcement, and victims of property fraud and title theft.

21 V. Enumerate the range of legal and procedural options available to New Hampshire to
22 reduce the likelihood of property fraud and title theft using quitclaim deeds, including the pros, cons,
23 and potential costs of each.

24 4 Chairperson; Quorum. The members of the study committee shall elect a chairperson from
25 among the members. The first meeting of the committee shall be called by the first-named house
26 member. The first meeting of the committee shall be held within 45 days of the effective date of this
27 section. A majority of the members of the committee shall constitute a quorum.

28 5 Report. The committee shall report its findings and any recommendations for proposed
29 legislation to the speaker of the house of representatives, the president of the senate, the house
30 clerk, the senate clerk, the governor, and the state library on or before November 1, 2026.

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1 6 Effective Date. This act shall take effect upon its passage.