

HB 1432 - AS INTRODUCED

2026 SESSION

26-2606

06/08

HOUSE BILL **1432**

AN ACT relative to electric utility rate classification and cost allocation for condominium associations.

SPONSORS: Rep. Manos, Rock. 12; Rep. Cormen, Graf. 15; Rep. Knab, Rock. 12; Rep. Bernardy, Rock. 36

COMMITTEE: Housing

ANALYSIS

This bill clarifies condominium use restrictions and establishes utility billing procedures for shared residential services.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 electric utility rate classification and cost allocation for condominium associations.

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

1 1 Condominium Instruments; Contents of Declaration. Amend RSA 356-B:16, I(h) to read as
2 follows:

3 (h) A statement of the purposes for which the condominium and each of the units are
4 intended and restricted as to use ***and whether any commercial or business enterprises are***
5 ***permitted;***

6 2 New Paragraph; Submetering. Amend RSA 356-B:45 by inserting after paragraph II the
7 following new paragraph:

8 II-a. Regardless of the condominium instruments, the cost for shared residential meter
9 usage for septic systems and well pumps shall be charged back by the unit owners association only to
10 the residential units that share each meter, even if the association is the customer of the public
11 utility or rural electric cooperative. The chargeback shall be divided by the association among these
12 units, ensuring that the cost is equally split according to the number of units sharing the meter. No
13 matter what the billing or payment arrangement is between the association and its unit owners, the
14 utility shall provide only one bill per metered service.

15 3 New Section; Public Utility Rates; Condominium Charges. Amend RSA 378 by inserting after
16 section 6 the following new section:

17 378:6-a Condominium Charges. A condominium association under RSA 356-B, which does not
18 permit commercial or business enterprises, may request that the public utility charge the same
19 electric rate as condominium residential units for domestic septic and well pumps served by a single-
20 phase electric meter. A public utility in receipt of the association request shall charge the requested
21 rate to the residential rate effective for the next billing cycle after the request is received. The public
22 utility is not responsible for verifying that the association meets the requirements under RSA 356-
23 B:45, II-a or that the meter is serving domestic septic and well-pump usage and is not being used for
24 commercial or business enterprises.

25 4 Public Utility. Amend RSA 362:2, II to read as follows:

26 II. For the purposes of this title only, rural electric cooperatives for which a certificate of
27 deregulation is on file with the public utilities commission pursuant to RSA 301:57 shall not be
28 considered public utilities; provided, however, that the provisions of RSA 362-A:1, 362-A:2, 362-A:3,
29 362-A:4, 362-A:5, 362-A:6, 362-A:7, 362-A:8, 363-B, 371, 374:2-a, 374:26, 374:48-56, 374-A, 374-C,
30 374-F, ***378:6-a***, and 378:37 shall, unless otherwise provided herein, be applicable to rural electric

1 cooperatives, without regard to whether a certificate of regulation or deregulation is on file with the
2 public utilities commission. The provisions of RSA 374-A and the provisions of RSA 374-F:3, V(b)
3 and (f) and RSA 374-F:7 shall be applicable to rural electric cooperatives for which a certificate of
4 deregulation is on file with the public utilities commission to the same extent as municipal utilities.

5 ***III. A condominium association under RSA 356-B, which does not permit***
6 ***commercial or business enterprises, may request that the rural electric cooperative charge***
7 ***the same electric rate as condominium residential units for domestic septic and well***
8 ***pumps served by a single-phase electric meter. A rural electric cooperative in receipt of the***
9 ***association request shall charge the requested rate to the residential rate effective for the***
10 ***next billing cycle after the request is received. The rural electric cooperative is not***
11 ***responsible for verifying that the association meets the requirements under RSA 356-B:45,***
12 ***II-a or that the meter is serving domestic septic and well-pump usage and is not being used***
13 ***for commercial or business enterprises.***

14 5 New Section; Municipal Electric Utilities; Condominium Charges. Amend RSA 38 by inserting
15 after section 35 the following new section:

16 38:35-a Condominium Charges. A condominium association under RSA 356-B, which does not
17 permit commercial or business enterprises, may request that the municipal electric utility charge
18 the same electric rate as condominium residential units for domestic septic and well pumps served
19 by a single-phase electric meter. A municipal electric utility in receipt of the association request
20 shall charge the requested rate to the residential rate effective for the next billing cycle after the
21 request is received. The municipal electric utility is not responsible for verifying that the association
22 meets the requirements under RSA 356-B:45, II-a or that the meter is serving domestic septic and
23 well-pump usage and is not being used for commercial or business enterprises.

24 6 Effective Date. This act shall take effect 60 days after its passage.