

HB 1450 - AS INTRODUCED

2026 SESSION

26-2823

06/08

HOUSE BILL ***1450***

AN ACT relative to the designation and control of shared facilities in rental properties.

SPONSORS: Rep. D. Kelley, Hills. 32; Rep. Aldrich, Belk. 6; Rep. Bailey, Straf. 2; Rep. Sirois, Hills. 32; Rep. DeRoy, Straf. 3

COMMITTEE: Housing

ANALYSIS

This bill changes the definition of “shared facility” to include lessees, requires written documentation of the designation, and defines “owner” to mean the owner or lessee of shared facilities throughout the chapter.

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 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 the designation and control of shared facilities in rental properties.

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

1 1 Shared Facility. Amend RSA 540-B:1 to read as follows:

2 540-B:1 Definition; Shared Facility. ***In this chapter:***

3 I. A "shared facility" means real property rented for residential purposes which has separate
4 sleeping areas for each occupant and in which each occupant has access to and shares with the
5 owner ***or lessee*** of the facility one or more significant portions of the facility in common, such as
6 kitchen, dining area, bathroom, or bathing area, for which the occupant has no rented right of sole
7 personal use. ***The designation of a shared facility shall be documented in a written***
8 ***statement between the parties, specifying that the facility is a shared facility and***
9 ***referencing this chapter.***

10 II. A shared facility shall not include:

11 (a) Facilities rented to transient guests intended for use of less than 90 days.

12 (b) Rooms in hotels, motels, inns, tourist homes, and other dwellings rented for
13 recreational or vacationing use.

14 (c) Rooms provided ancillary to other primary purposes such as jails, student
15 dormitories, nursing homes, hospitals, group homes, and emergency shelters.

16 ***III. "Owner" means the owner or lessee of shared facilities.***

17 2 Effective Date. This act shall take effect 60 days after its passage.