

HB 558-FN - AS INTRODUCED

2025 SESSION

25-0837

09/11

HOUSE BILL

558-FN

AN ACT

creating a public county registry of the monthly rent charged by landlords for each owned unit and prohibiting landlords from using algorithms or software to determine rental rates.

SPONSORS:

Rep. Read, Rock. 10; Rep. Newell, Ches. 4; Rep. Seibert, Hills. 21; Rep. Staub, Hills. 25; Rep. Veilleux, Hills. 34

COMMITTEE:

Housing

ANALYSIS

This bill creates a public registry of rents and prohibits landlords from using any algorithms or software to determine rental rates, and requires an affidavit attesting to compliance.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 Five

AN ACT creating a public county registry of the monthly rent charged by landlords for each owned unit and prohibiting landlords from using algorithms or software to determine rental rates.

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

1 1 New Section; Registry of Rents. Amend RSA 478 by inserting after section 17-j the following
2 new section:

3 478:17-k Registry of Rents.

4 I. The register of deeds shall create a registry for properties leased within the county that
5 details:

6 (a) The monthly rent charged for the property.

7 (b) The specifications of each property, including square footage, number of bedrooms
8 and bathrooms, location, and any other relevant amenities.

9 II. Landlords, as defined by RSA 540-A:1, I, who own property within the county shall
10 submit to the register of deeds annually by December 31:

11 (a) A list recording the information in paragraph I.

12 (b) A signed and notarized affidavit attesting that the landlord has not used any
13 algorithm or software to make the determination of what rate to set, in compliance with RSA 540-
14 A:3, X.

15 III. If the landlord changes the rent, he or she shall have 30 days to notify the register of
16 deeds of the change in rent.

17 IV. Such registry shall be made available to the public.

18 2 New Paragraph; Prohibited Practices; Landlord and Tenant; Certain Specific Acts Prohibited.
19 Amend RSA 540-A:3 by inserting after paragraph IX the following new paragraph:

20 X. No landlord shall use any algorithm or software to make the determination of what rate
21 to set in any rental unit.

22 3 Effective Date. This act shall take effect 60 days after its passage.

HB 558-FN- FISCAL NOTE
AS INTRODUCED

AN ACT creating a public county registry of the monthly rent charged by landlords for each owned unit and prohibiting landlords from using algorithms or software to determine rental rates.

FISCAL IMPACT:

Estimated Political Subdivision Impact				
	FY 2025	FY 2026	FY 2027	FY 2028
County Revenue	\$0	\$0	\$0	\$0
County Expenditures	\$0	Indeterminable Increase	Indeterminable Increase	Indeterminable Increase
Local Revenue	\$0	\$0	\$0	\$0
Local Expenditures	\$0	\$0	\$0	\$0

METHODOLOGY:

This bill mandates that the register of deeds in each county establish a public registry of all rental rates for properties within the county.

The New Hampshire Association of Counties (NHAC) states that there is currently no list of rental properties or owners in each county. To implement this bill, the register of deeds office would need to conduct substantial research, acquire new software and/or computer systems, and hire additional staff to manage the changes. The NHAC indicates that while they cannot calculate a precise cost, there will be an indeterminable increase in county expenditures.

It is assumed that any fiscal impact would occur after FY 2025.

AGENCIES CONTACTED:

New Hampshire Association of Counties