

CHAPTER 71
HB 1344 - FINAL VERSION

2022 SESSION

22-2590
11/10

HOUSE BILL ***1344***

AN ACT relative to the authority of real estate brokers.

SPONSORS: Rep. Bernardy, Rock. 16; Rep. Silber, Belk. 2

COMMITTEE: Executive Departments and Administration

ANALYSIS

This bill requires that any contract for the sale of real property within New Hampshire shall be executed by the owner of such property or by a person with power of attorney to execute such a contract on behalf of the owner.

Explanation: Matter added to current law appears in ***bold italics***.
 Matter removed from current law appears ~~[in brackets and struck through.]~~
 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

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STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty Two

AN ACT relative to the authority of real estate brokers.

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

1 71:1 New Section; Real Estate Practice; Certain Contracts Prohibited. Amend RSA 331-A by
2 inserting after section 25-f the following new section:

3 331-A:25-g Certain Contracts Prohibited. Any provision in any listing agreement or listing contract for
4 the sale of real property in this state purporting to grant to the real estate broker or agent the power to
5 execute contracts for the sale of the property shall be null and void and of no legal effect. Any contract for
6 the sale of real property located in this state shall be executed by the owner of such property, or on behalf
7 of an owner by an attorney-in-fact for the owner granted such authority in a written power of attorney duly
8 executed by the owner of the property in accordance with the laws of this state governing powers of
9 attorney.

71:2 Effective Date. This act shall take effect 60 days after its passage.

Approved: May 20, 2022
Effective Date: July 19, 2022