

CHAPTER 131  
HB 158 – FINAL VERSION

11Mar2015... 0049h  
6May2015... 1592EBA

2015 SESSION

15-0502  
05/09

HOUSE BILL            **158**

AN ACT                requiring the managing agent to return the records of a condominium association upon the request of the association.

SPONSORS:            Rep. Infantine, Hills 13

COMMITTEE:          Commerce and Consumer Affairs

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ANALYSIS

This bill requires the managing agent to return the records of a condominium association upon the request of the association.

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                                Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

**CHAPTER 131**  
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STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Fifteen*

AN ACT                    requiring the managing agent to return the records of a condominium association upon the request of the association.

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

1            131:1 New Section; Return of Unit Owners' Association Records From Managing Agent. Amend  
2 RSA 356-B by inserting after section 40-a the following new section:

3            356-B:40-b Unit Owners' Association Records. Upon written request from the unit owners'  
4 association, its board of directors, the president of the association, or the association's attorney to the  
5 managing agent, sent by first class mail, facsimile, or electronically, the managing agent shall,  
6 irrespective of any language to the contrary in any management contract, return to the board of  
7 directors, president, or the association's attorney, any and all association records held by the  
8 managing agent within 30 days from the date of the request for such records. The managing agent  
9 shall have the right, at its own expense, to copy any and all association records it wishes to keep for  
10 its own records but shall comply with the requirement of returning all records to the association  
11 within the 30-day period. If the managing agent fails to return all association records within the 30-  
12 day period and the association institutes a lawsuit for purposes of recovering the association's  
13 records, then any judgment or order in favor of the association shall include the association's  
14 reasonable legal fees and costs as determined by the court.

15            131:2 Effective Date. This act shall take effect January 1, 2016.

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17 Approved: June 12, 2015

18 Effective Date: January 1, 2016