

HB 1635 - AS INTRODUCED

2024 SESSION

24-2799

10/08

HOUSE BILL **1635**

AN ACT relative to the definition of short-term rental.

SPONSORS: Rep. McWilliams, Merr. 30; Rep. D. Paige, Carr. 1; Rep. Read, Rock. 10

COMMITTEE: Commerce and Consumer Affairs

ANALYSIS

This bill applies the definition of "short-term rental" to certain statutes governing housing authorities, taxation of room rentals, and certain rental proceedings.

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 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

AN ACT relative to the definition of short-term rental.

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

1 1 Housing Standards; Definition of Short-term Rental. RSA 48-A:1, V is repealed and reenacted
2 to read as follows:

3 V. "Short-term rental" means any individually or collectively owned single-family house or
4 dwelling unit or any unit or group of units in a condominium, cooperative, or timeshare, or owner
5 occupied residential home, that is offered for a fee and for less than 30 consecutive days in a building
6 that is otherwise used as a residence. The term "vacation rental" shall have the same meaning as
7 "short-term rental." For purposes of this chapter, a short-term rental is a residential use of the
8 property and does not include a unit that is used for any nonresidential use, including retail,
9 restaurant, banquet space, event center, or another similar use.

10 2 Meal and Rooms Taxation; Definition of Short-term Rental. RSA 78-A:3, XXIII is repealed
11 and reenacted to read as follows:

12 XXIII. "Short-term rental" means any individually or collectively owned single-family house
13 or dwelling unit or any unit or group of units in a condominium, cooperative, or timeshare, or owner
14 occupied residential home, that is offered for a fee and for less than 30 consecutive days in a building
15 that is otherwise used as a residence.

16 3 Shared Facility Rental; Exclusion Clarified. Amend RSA 540-B:1, II(b) to read as follows:

17 (b) Rooms in hotels, motels, inns, tourist homes, and other dwellings rented ***as short-***
18 ***term rentals as defined in RSA 78-A:3, XXIII*** for recreational or vacationing use.

19 4 Vacation or Recreational Rental Units. Amend RSA 540-C:1, II to read as follows:

20 II. Rented for residential purposes by persons who have no other residence, during part or
21 all of the non-recreational or vacation period, ***but which are not "short-term rentals" as defined***
22 ***in RSA 78-A:3, XXIII.***

23 5 Effective Date. This act shall take effect 60 days after its passage.