

HB 1144 - AS INTRODUCED

2024 SESSION

24-2807
08/10

HOUSE BILL ***1144***

AN ACT relative to requirements for sewage disposal system information to be disclosed during real estate transactions.

SPONSORS: Rep. McConkey, Carr. 8

COMMITTEE: Commerce and Consumer Affairs

ANALYSIS

This bill requires certain information to be disclosed about sewage disposal systems during real estate transactions of dwellings and food service establishments.

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 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 requirements for sewage disposal system information to be disclosed during real estate transactions.

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

1 1 Notification Required; Real Estate Transactions; Sewage Disposal Systems. Amend RSA
2 477:4-d, I to read as follows:

3 I. Prior to or during the preparation of an offer for the purchase and sale of any interest in
4 real property to be used or proposed to be used for [~~a one to 4 family dwelling~~] **all dwellings and**
5 **food service establishments**, the seller shall disclose, in writing, the following information to the
6 buyer. The buyer shall acknowledge receipt of the disclosure by signing a copy of the disclosure:

7 (a) Information relative to the type of private water supply system, its location,
8 malfunctions, date of installation, date of most recent water test and whether or not the seller has
9 experienced a problem such as an unsatisfactory water test or a water test with notations.

10 (b) Information relative to the private sewage disposal system **serving the property**
11 including ***copies of the most recent state approvals, the number of approved bedrooms if the***
12 ***system serves a residential unit, the number of approved seats if the system serves a food***
13 ***service establishment***, its location, malfunctions, the date it was most recently serviced and the
14 name of the contractor who services the system.

15 (c) Information relative to the insulation, including type and location.

16 2 Effective Date. This act shall take effect 60 days after its passage.