

Committee of Conference Report on HB 654-FN, establishing a committee to study the regulation and taxation of vacation rentals and short-term rentals.

1 Recommendation:

2 That the House recede from its position of nonconcurrence with the Senate amendment, and

3 That the Senate recede from its position in adopting its amendment to the bill, and

4 That the Senate and House adopt the following new amendment to the bill as amended by the
5 House, and pass the bill as so amended:

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7 Amend the bill by replacing all after section 5 with the following:

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9 6 New Paragraph; Housing Standards; Definition Added. Amend RSA 48-A:1 by inserting after
10 paragraph IV the following new paragraph:

11 V. "Vacation rental" or "short-term rental" means any individually or collectively owned
12 single-family house or dwelling unit or any unit or group of units in a condominium, cooperative, or
13 timeshare, or owner occupied residential home, that is offered for a fee and for less than 30
14 consecutive days. For purposes of this chapter, vacation rental and short-term rental are
15 residential uses of the property and do not include a unit that is used for any nonresidential use,
16 including retail, restaurant, banquet space, event center, or another similar use.

17 7 Housing Standards; Grant of Power. Amend RSA 48-A:2 to read as follows:

18 48-A:2 Grant of Power. Whenever the governing body of any municipality finds that there
19 exists in such municipality dwellings which are unfit for human habitation due to dilapidation,
20 dangerous defects which are likely to result in fire, accidents, or other calamities, unhealthful lack
21 of ventilation or sanitary facilities, or due to other unhealthy or hazardous or dilapidated
22 conditions, including those set forth in RSA 48-A:7, power is hereby conferred upon such
23 municipality to adopt ordinances, codes, or bylaws to cause the repair, closing, or demolition or
24 removal of such dwellings in the manner provided in this chapter. Any municipality which adopts
25 such a code or ordinance which has provisions for appeal, pursuant to this chapter, shall be exempt
26 from any provisions of RSA 48-A which are in conflict with the adopted ordinance. ***The power***
27 ***conferred by this section shall not be used to impose any additional ordinances, codes,***
28 ***bylaws, licenses, certificates, or other restrictions on dwellings used as a vacation rental***
29 ***or short-term rental.***

30 8 Standards; Ordinances, Codes, or Bylaws; Limits for Vacation or Short-term Rentals. Amend
31 the introductory paragraph of RSA 48-A:8 to read as follows:

32 48-A:8 Additional Provisions of Ordinances, Codes, or Bylaws. An ordinance, code or bylaw

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adopted by the governing body of the municipality may authorize the public agency and its delegated officers to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this chapter ~~[including]~~, ***provided that such powers shall not be used to impose any additional restrictions on dwellings used as a vacation rental or short-term rental. Such powers shall include*** the following powers in addition to others herein granted:

9 Effective Date.

I. Sections 6-8 of this act shall take effect July 1, 2017.

II. The remainder of this act shall take effect upon its passage.

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The signatures below attest to the authenticity of this Report on HB 654-FN, establishing a committee to study the regulation and taxation of vacation rentals and short-term rentals.

Conferees on the Part of the Senate

Conferees on the Part of the House

Sen. Sanborn, Dist. 9

Rep. Hunt, Ches. 11

Sen. Bradley, Dist. 3

Rep. Biggie, Hills. 23

Sen. D'Allesandro, Dist. 20

Rep. Butler, Carr. 7

Rep. Ohm, Hills. 36

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AMENDED ANALYSIS

This bill establishes a committee to study the regulation and taxation of vacation rentals and short-term rentals. This bill also limits the authority to regulate vacation and short-term rentals under the housing standards law.