



TOWN OF CONWAY

23 MAIN STREET+ P.O. Box 2680 + CONWAY, NEW HAMPSHIRE 03818

(603) 447-3811
WWW.CONWAYNH.ORG

Town of Conway, New Hampshire Rental Program – Self-Affidavit Cover Sheet

Purpose of Chapter 72

- I) The purpose of this chapter is to ensure that all housing units meet basic life safety and habitability standards, thereby safeguarding the well-being of residents.
- II) The provisions of this chapter are a supplement to, and not in place of, state law and any other provisions of this chapter of the Town or of the Town code, or any rule or regulation lawfully promulgated thereunder.

Instructions to Applicants

Please complete the attached Registration Form and Self-Affidavit Checklist in full.

Only the Registration Form and Self-Affidavit Checklist should be returned to the Town of Conway, accompanied by payment made payable to the Town of Conway.

Do not return any appendix items, supplemental references, or instructional materials included with this packet. These are provided solely for your guidance.

Submission

Completed forms should be returned to:
Town of Conway – Zoning Department
23 Main Street Conway, New Hampshire 03818
(603) 447-3811
ndevito@conwaynh.org



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Self-Affidavit Registration Form

Map and Parcel #

Instructions:

Pursuant to RSA 540:1, landlords of residential rental property must provide the municipality with the name, address, and telephone number of the person(s) responsible for the property. Please complete this form in full and return it with payment made payable to the Town of Conway to the Town Code Enforcement Office.

Property Information

- Rental Property Address: _____
- Type of Rental (check one):
 - ☐ Single-Family ☐ Duplex ☐ Condo ☐ Other _____

Registration Type (check one):

- ☐ Self-Affidavit
- ☐ Renewal Registration (Year: _____)

Required Attachments (if applicable)

- ☐ Meals & Rentals License copy
- ☐ Septic system inspection report
- ☐ Heating appliance service record
- ☐ Other supporting documents: _____

Owner Information

- Owner Name(s): _____
- Mailing Address: _____
- City/State/ZIP: _____
- Telephone Number: _____
- Email (optional): _____

Agent / Property Manager Information *(if applicable)*

- **Agent/Manager Name:** _____
 - **Mailing Address:** _____
 - **City/State/ZIP:** _____
 - **Telephone Number:** _____
 - **Email (optional):** _____
-

Emergency Contact Information

- **Emergency Contact Name:** _____
 - **24-Hour Telephone Number:** _____
 - **Relationship to Property:** _____
-

Certification

Property Compliance Affidavit

By signing this document, you hereby certify that your property is in full compliance with Chapter 72 Housing Standards, as established by the Town of Conway, New Hampshire.

If the Town determines that a physical inspection of your property is necessary, such inspection will only be conducted at a mutually agreed-upon date and time. The Town will not enter your property without prior notice and consent, and it has no intention of infringing upon the rights of property owners or tenants.

In the event that access for inspection is denied, the Town reserves the right to require the submission of a self-affidavit in lieu of a physical inspection. The cost of preparing such an affidavit shall be borne by the property owner.

***Per the State of New Hampshire, NO ONE may sleep in a building without operating smoke alarms or in an area without proper means of egress and escape. Therefore, any building that has checked "no" on items 2 or 4 is not occupiable until those issues are corrected.**

Signature of Owner or Agent

Printed Name of Owner or Agent

Read, understood, accepted, and agreed:

STATE OF _____
COUNTY OF _____

On this the _____ day of _____, 20_____, before me personally appeared
_____ and acknowledged that he executed the same for the purposes therein
contained.

Notary Public/Justice of the Peace
My Comm. Expires: _____
Print or Type Name: _____

For Town Use Only

- Date Received: _____
- Received By: _____
- Inspection Date: _____
- Payment Received: ☐ Cash ☐ Check
- Amount Paid: \$ _____



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Housing Standards Checklist

1. Address Visibility from Street

Owner Initials: _____

The address identification is legible and visible from the street or road frontage. It contrasts with the background, is not spelled out, and each character is no less than 4 inches in height with a stroke width of at least 0.5 inches.

2. Smoke Alarms

Owner Initials: _____

The property is equipped with interconnected, electrically or internally battery-powered smoke alarms with battery backup (1) in each sleeping room.

(2) Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

(3) On each level of the dwelling unit, including basements.

3. Carbon Monoxide Alarms

Owner Initials: _____

Pursuant to RSA 153:10-a and applicable fire safety rules, carbon monoxide detection devices must be installed in each multi-unit dwelling or rental unit, and in single-family dwellings built or substantially rehabilitated after January 1, 2010 (unless no combustion source or attached garage is present).

(Specifications are further defined in Appendix #1)

4. Means of Egress

Owner Initials: _____

Each sleeping area has at least one means of egress, typically a door leading out of the space; and one means of escape, typically a window, no more than 20 feet above grade.

(Specifications are further defined in Appendix #2)

Note: No one may be permitted to sleep in a building or space without proper means of egress and escape.

5. Heating Appliance Maintenance

Owner Initials: _____

All gas or Oil heating appliances have been serviced within the last 12 months, or serviced as defined by the manufacturer's recommendations;

yearly Service is recommended.

6. Wood Stoves and Chimneys

Owner Initials: _____

All wood stoves and chimneys are compliant with NFPA 211. (As highlighted in attachment number # 3)

7. Electrical System

Owner Initials: _____

The electrical system is compliant with NFPA 70. (As defined within Appendix #4)

*Extension cords shall not be used as permit wiring per NFPA 70 and NEC 400.12.1

8. Fire Extinguisher

Owner Initials: _____

There is at least one 1A:5BC fire extinguisher available and in a compliant condition:

- o the pressure gauge is in the green zone
- o Tank is hydro compliant
- o No visible damage to the tank

9. Fire Pit

Owner Initials: _____

Any fire pit on the premises is in accordance with RSA 227-L (Appendix #5). A separate burn permit is required. Property owner permission to apply for a burn permit must be granted to the applicable renting party and verified by the Fire Chief.

10. Grills

Owner Initials: _____

If present, charcoal grills, gas grills, and wood pellet cookers are located on the ground only, and not on decks, porches, or under any overhanging part of the building, and not within 10' of any structure.

11. Meal and Rental License (if applicable)

Owner Initials: _____

Per RSA 78-A. A current Meals and Rental License is displayed at the property. Please include a copy of this license with your registration for the Town's records to verify compliance with State requirements.

12. Septic Disposal System

Owner Initials: _____

Properties with on-site septic disposal systems must demonstrate the system is designed to meet the current loading and not in failure. Upon review, the Health Officer may require an inspection of the system if a risk of overloading or failure exists.

13. Minimum Housing Standards

Owner Initials: _____

The property is maintained in accordance with RSA 48-A. (Appendix #6)

14. Code of Conduct

Owner Initials: _____

The owner or agent acknowledges responsibility to ensure the properties use as a rental unit does not create a nuisance as defined within the Zoning Ordinance.

Appendix #1



Robert L. Quinn
Commissioner

State of New Hampshire

DEPARTMENT OF SAFETY

Division of Fire Safety

Office of the State Fire Marshal

Office: 110 Smokey Bear Boulevard, Concord, NH 03301

Mailing Address: 33 Hazen Drive, Concord, NH 03305

Telephone: 603-223-4289 • Fax: 603-223-4294 www.nh.gov/firesafety



Paul J. Parisi
State Fire Marshal

BULLETIN #	TITLE			DATE ISSUED
2020-06	Carbon Monoxide Detection Requirements in Dwellings			May 1, 2020
SUPERSEDES	RELEASED BY	APPROVED BY	SOURCE	SUPERSEDED BY
2015-02	DLC	SPT	RSA 153:10-a, Saf-C 6000, NFPA 720, IRC 2015	

Informational Bulletin 2020-06 Carbon Monoxide Detection Devices in Single Family Dwellings

Purpose:

The purpose of this bulletin is to provide information as to the current requirements for Carbon Monoxide Alarms in single-family dwellings.

Definitions:

Carbon Monoxide Alarm - An alarm intended for the purpose of detecting carbon monoxide gas and alerting occupants by a distinct audible signal comprising an assembly that incorporates a sensor, control components, and an alarm notification appliance in a single unit operated from a power source either located in the unit or obtained at the point of installation.

Single-Family Dwelling - Any structure which contains one dwelling unit, which is designed to be occupied for living purposes exclusively as a home. (1)

Substantially Rehabilitated - Any improvement to a building or single-family dwelling, which is valued at an amount greater than 1/2 of the *assessed* valuation of the building or dwelling. Please note this amount is based on the assessed value not the resale value.

When They Are Required:

Every single-family dwelling, which is built or substantially rehabilitated after January 1, 2010, shall be, equipped with carbon monoxide detection devices (referenced by the applicable codes as carbon monoxide alarm). (1)

Exception:

A carbon monoxide detection device shall not be required if the single-family dwelling does not have an attached garage and does not contain an appliance or device that uses a combustion method of burning solid, liquid, or gas fuel. If a garage or combustion fuel appliance or device is later added to the dwelling, carbon monoxide detection devices shall be required. (1)

Locations of Installation:

Carbon monoxide alarms or detectors shall be installed as follows:

- (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms.
- (2) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces.
- (3) Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Each detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit. (3,5)

Powering the Detectors:**New Construction:**

Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial power source, and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

(5)

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.

Existing Construction:

Carbon monoxide alarms shall be permitted to be battery powered.

Interconnection Requirement (New Construction Only):

When two or more alarms are installed within a dwelling unit, suite of rooms, or similar area, they shall be arranged so that the operation of any alarm causes all alarms within these locations to sound. (6)

Combination Smoke/Carbon Monoxide Devices:

Combination devices are permitted provided that they meet the requirements of UL 217 and UL 2034. (3)

Maintenance of Devices Required:

- (a) The owner of a single-family dwelling, multi-unit dwelling and/or rental unit shall be responsible for maintaining all carbon monoxide alarms or detectors in good working order. (1)

(b) No person, tenant or occupant of a rental unit shall remove any battery from a carbon monoxide alarm or detector, disconnect the primary power to a carbon monoxide alarm or detector, or tamper with or otherwise render inoperable any carbon monoxide alarm or detector. (2)

References:

- (1) NH Fire Laws Annotated RSA 153:10-a
- (2) NH Administrative Rules, State Fire Code, Chapter Saf-C-6000
- (3) NFPA 720 2015 Edition, Ch. 9.4.1.2
- (4) NFPA 720 2015 Edition, Ch. 9.5.1.2
- (5) International Residential Code 2015 Edition, R315
- (6) NFPA 720 2015 Edition, Ch. 9.6.4

Appendix #2



STATE OF NEW HAMPSHIRE DEPARTMENT OF SAFETY
Robert L. Quinn, Commissioner

Division of Fire Safety
Office of the State Fire Marshal Paul
J. Parisi, State Fire Marshal



Office: 110 Smokey Bear Blvd., Concord, NH
Mailing Address: 33 Hazen Drive, Concord, NH 03305
PHONE 603-223-4289, FAX 603-223-4294 or 603-223-4295
TDD Access: Relay NH 1-800-735-2964 ARSON HOTLINE 1-800-400-3526

BULLETIN #	TITLE			DATE ISSUED
2019-01	Secondary Means of Escape – Egress Windows & Doors			August 23, 2019
SUPERSEDES	RELEASED BY	APPROVED BY	SOURCE	SUPERSEDED BY
2009-04	MHM	SPT	NH RSA 155, NFPA 101, IRC R310	

Informational Bulletin 2019-01
Secondary Means of Escape – Egress Windows & Doors

Purpose:

The purpose of this bulletin is to provide clarification of the egress window size requirements in dwelling units (to include apartments, etc) as required in NFPA 101 Life Safety Code (2015 Edition) Chapter 24.2.2.3, IRC R310, and IBC 1029.

The primary purpose of the egress window is to provide an occupant with an alternate escape route when fire or smoke blocks the primary means of escape from the dwelling unit. The egress window is required when the building lacks an automatic sprinkler system or a door remote from the primary means of escape.

New Buildings: Secondary Means of Escape – Egress Windows:

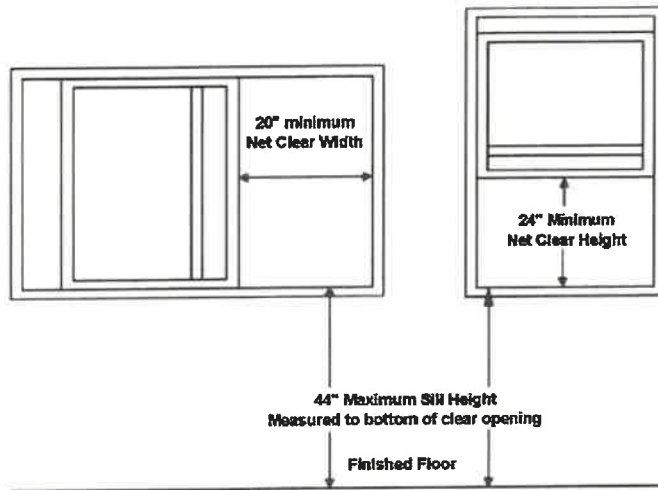
NFPA 101: 24.2.2.3.3 (2015 Edition)

An egress window is an outside window operable from the inside without the use of tools, keys, or any special effort. It shall provide a clear opening of **not less than 5.7 square feet** in the natural open position for new windows.

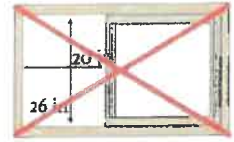
The window width shall be not less than 20 in. and the height shall be not less than 24 in. The bottom of the window opening shall be not more than 44 in. above the floor.

Such means of escape (egress windows) shall be acceptable where one of the following criteria is met:

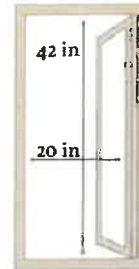
- (1) The window shall be within 20 ft. of the finished ground level.
- (2) The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.
- (3) The window or door shall open onto an exterior balcony.



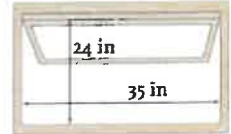
A 28 in. by 30 in. opening gives 5.8 sq. ft. of net clear opening.



A 20 in. by 26 in. opening gives 3.6 sq. ft. of net clear opening, which does not meet egress guidelines.



A 20 in. wide casement must be at least 42 in. tall for 5.7 sq ft. of net clear opening.



A 24 in. tall awning must be at least 35 in. wide for 5.7 sq ft. of net clear opening.

Egress Window Dimensions – Minimum 5.7 square feet (820.8 square inches)

		WIDTH (inches)															
		20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
HEIGHT	24	480	504	528	552	576	600	624	648	672	696	720	744	768	792	816	840
	25	500	525	550	575	600	625	650	675	700	725	750	775	800	825	850	875
	26	520	546	572	598	624	650	676	702	728	754	780	806	832	858	884	910
	27	540	567	594	621	648	675	702	729	756	783	810	837	864	891	918	945
	28	560	588	616	644	672	700	728	756	784	812	840	868	896	924	952	980
	29	580	609	638	667	696	725	754	783	812	841	870	899	928	957	986	1015
	30	600	630	660	690	720	750	780	810	840	870	900	930	960	990	1020	1050
	31	620	651	682	713	744	775	806	837	868	899	930	961	992	1023	1054	1085
	32	640	672	704	736	768	800	832	864	896	928	960	992	1024	1056	1088	1120
	33	660	693	726	759	792	825	858	891	924	957	990	1023	1056	1089	1122	1155
	34	680	714	748	782	816	850	884	918	952	986	1020	1054	1088	1122	1156	1190
	35	700	735	770	805	840	875	910	945	980	1015	1050	1085	1120	1155	1190	1225
	36	720	756	792	828	864	900	936	972	1008	1044	1080	1116	1152	1188	1224	1260
	37	740	777	814	851	888	925	962	999	1036	1073	1110	1147	1184	1221	1258	1295
	38	760	798	836	874	912	950	988	1026	1064	1102	1140	1178	1216	1254	1292	1330
	39	780	819	858	897	936	975	1014	1053	1092	1131	1170	1209	1248	1287	1326	1365
	40	800	840	880	920	960	1000	1040	1080	1120	1160	1200	1240	1280	1320	1360	1400
	41	820	861	902	943	984	1025	1066	1107	1148	1189	1230	1271	1312	1353	1394	1435
	42	840	882	924	966	1008	1050	1092	1134	1176	1218	1260	1302	1344	1386	1428	1470

NOTE: Numbers in the grayed areas are too small. Choose any combination in the white areas.

Existing Buildings: Means of Escape – Egress Windows:
NFPA 101 A.24.2.2.3.3 (2015 Edition)

The clear opening of an existing secondary means of escape (escape window) under 24.2.2.3.3 shall be:

1. The opening (natural open position) for a wood, vinyl, aluminum or fiberglass framed window shall be a minimum of 20" X 24" (3.3 sq. ft.). – *For the occupant(s) to escape.*
- a) The total window/wall opening area shall **not be less than 5.0 square feet.** – *For firefighters to enter for search & rescue.*
2. The opening (natural open position) of a steel framed window shall be a minimum of 20" X 24" with at least one dimension exceeded to provide **not less than 5.0 square feet** of net free opening. – *For occupants to escape and firefighters to enter.*

Guidance:

The minimum clear opening became a requirement of this Code in 1976, and was based on tests conducted to determine the minimum size of the wall opening required to allow a firefighter wearing turnout gear and SCBA entry into the room from the exterior to affect search and rescue.

For window openings within 1" or less of the minimum requirements, reasonable consideration should be given for sashes that do not require tools or special effort to remove.

Egress Window Dimensions – Minimum of 5.0 square feet (720 square inches)

WIDTH		20	21	22	23	24	25	26	27	28	29	30
H E I G H T	24	480	504	528	552	576	600	624	648	672	696	720
	25	500	525	550	575	600	625	650	675	700	725	750
	26	520	546	572	598	624	650	676	702	728	754	780
	27	540	567	594	621	648	675	702	729	756	783	810
	28	560	588	616	644	672	700	728	756	784	812	840
	29	580	609	638	667	696	725	754	783	812	841	870
	30	600	630	660	690	720	750	780	810	840	870	900
	31	620	651	682	713	744	775	806	837	868	899	930
	32	640	672	704	736	768	800	832	864	896	928	960
	33	660	693	726	759	792	825	858	891	924	957	990
	34	680	714	748	782	816	850	884	918	952	986	1020
	35	700	735	770	805	840	875	910	945	980	1015	1050
	36	720	756	792	828	864	900	936	972	1008	1044	1080

NOTE: Numbers in the grayed areas are too small. Choose any combination in the white areas.

A limited but reasonable time, commensurate with the magnitude of expenditure, disruption of services, and degree of hazard, shall be allowed for compliance with any part of this Code for existing buildings.

Appendix #3

Wood Stove Inspection Checklist

Date: _____

Address: _____

Item	Yes	No
1. Is the stove listed by an independent testing lab?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the stove at least 36 inches from an unprotected wall or Combustible structures or installed per the manufacturer's requirements?	<input type="checkbox"/>	<input type="checkbox"/>
3. Is there a hearth or listed floor protector on the floor?	<input type="checkbox"/>	<input type="checkbox"/>
4. Does the floor protection extend at least 8 inches beyond the Non-opening sides of the stove?	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the floor protection extend at least 18 inches on the Opening side(s) of the stove? Or does the stove meet manufacturer recommendations	<input type="checkbox"/>	<input type="checkbox"/>
6. Is there not less than 36 inches of clearance from the stove to Any combustibles, including structure, furnishings, and wood?	<input type="checkbox"/>	<input type="checkbox"/>
7. Is the stove stable and free of cracks or deficiencies?	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the flue pipe free from cracks, rust, holes, and properly sized? And installed	<input type="checkbox"/>	<input type="checkbox"/>
9. Is there a damper on the flue pipe, or integrated in the stove?	<input type="checkbox"/>	<input type="checkbox"/>
10. If the chimney is masonry, is it lined? If it is metal, it is insulated, Multi-walled pipe?	<input type="checkbox"/>	<input type="checkbox"/>
11. Has the chimney been cleaned in the past 24 months?	<input type="checkbox"/>	<input type="checkbox"/>
12. Is there a metal can with a lid, and a shovel for removing ash?	<input type="checkbox"/>	<input type="checkbox"/>
13. Proof of Chimney service in the past 24 months.	<input type="checkbox"/>	<input type="checkbox"/>

Appendix #4

This form is in accordance with New Hampshire Revised Statutes Title 319-c:15

Electrical Inspection Checklist

Date: _____

Address: _____

Item	Yes	No
1. Service Mast is secured to structure	<input type="checkbox"/>	<input type="checkbox"/>
2. Meter socket is free of defects and not rusted through	<input type="checkbox"/>	<input type="checkbox"/>
3. Electrical Panel has no missing breakers or exposed live parts.	<input type="checkbox"/>	<input type="checkbox"/>
4. Electrical Panel is readily accessible for immediate use.	<input type="checkbox"/>	<input type="checkbox"/>
5. Breakers are properly labeled	<input type="checkbox"/>	<input type="checkbox"/>
6. Branch circuit wire size entering panel is consistent with a amperage of breakers	<input type="checkbox"/>	<input type="checkbox"/>
7. Splices and junctions are made in boxes	<input type="checkbox"/>	<input type="checkbox"/>
8. Junction boxes are properly closed	<input type="checkbox"/>	<input type="checkbox"/>
9. Receptacle and switch boxes have plates/ covers.	<input type="checkbox"/>	<input type="checkbox"/>
10. GFCI protection is provided at kitchen counters, bathrooms, Laundry, unfinished basements, garages, outside, and anywhere A receptacle is within 6 feet of water.	<input type="checkbox"/>	<input type="checkbox"/>
11. Receptacles and Switches are not damaged, scorched, or burnt	<input type="checkbox"/>	<input type="checkbox"/>
12. Extension cords are appropriately sized, used, do not pass through Walls, floor/ceiling assemblies, windows, doorways, and are Plugged directly into a wall receptacle.	<input type="checkbox"/>	<input type="checkbox"/>
13. Multi-plug adapters are plugged directly into a wall receptacle and Are not overloaded.	<input type="checkbox"/>	<input type="checkbox"/>

Appendix #5

2024 New Hampshire Revised Statutes
Title XIX-A - Forestry
Chapter 227-L - Woodland Fire Control
Section 227-L:17 - Permits; Damages; Penalties.

Universal Citation:
 NH Rev Stat § 227-L:17 (2024)

227-L:17 Permits; Damages; Penalties. –

- I. It shall be unlawful for any person to kindle or cause to be kindled a fire upon the land of another without first obtaining permission from the landowner or the landowner's agent, or upon public land without the written permission from the official caretaker, excepting that upon a public recreational area where fireplaces and a supervisor are provided, presence of an official supervisor or caretaker upon such land shall constitute permission.
- II. No person, firm, or corporation shall kindle or cause to be kindled any fire or shall burn or cause to be burned any material, and no city or town shall kindle or maintain a fire on a public dump, except when the ground is covered with snow, without first obtaining a written permit from the forest fire warden of the town where the burning is to be done unless it is in the presence of the warden or the warden's agent.
- III. Permits for the burning of blueberry stands to increase their productivity and for the burning of waste materials of mills processing forest products may be granted by the forest ranger, provided such burnings are done under the surveillance of the landowner or the landowner's agent.
- IV. Camp or cooking fires may be kindled only with written permission of the landowner or the landowner's agent and written permission of the forest fire warden of the town in which the fire is to be kindled and only at suitable times and in suitable places when the fire will not endanger woodlands; except in such towns as have adopted bylaws or regulations equally as stringent as provided in this paragraph. Camp or cooking fires may be built without written permission on public camp or picnic grounds when such areas are open for public use or private camp and picnic places where suitable fireplaces approved by the forest fire warden are provided for such fires. As used in this paragraph, a camp or cooking fire shall be a small fire suitable for cooking purposes used in connection with camp, picnic or lunch purposes and does not include the burning of household rubbish, or large amounts of brush or other flammable material. Whoever shall kindle or cause to be kindled any such fire or use an abandoned fire in or near woodlands shall totally extinguish the same before leaving it and, upon failure to do so, such person or persons shall be subject to the same liabilities and penalties as prescribed in this section.
- V. Any person causing or kindling a fire without permit of the forest fire warden, when such permit is required, and any person by whose negligence, or by the negligence of the person's agents, any fire shall be caused, shall be liable in a civil action for the payment to the town, or the state or the United States, or any or all of the same, of the expenses incurred by the forest fire warden or deputy warden in attending or extinguishing such fire. The items of expenses of the fire shall be approved in writing by the director.
- VI. Every person who sets fire on any land, that runs upon the land of any other person, shall pay to the owner all damages done by such fire.
- VII. Any person violating any provision of this section shall be guilty of a misdemeanor, and any person who causes or kindles a fire by any means, willfully or recklessly, which shall endanger a woodland shall be guilty of a misdemeanor if a natural person, or guilty of a felony if any other person.

Source. 1995, 299:1. 2000, 66:1, eff. Jan. 1, 2001.

Appendix #6

2024 New Hampshire Revised Statutes

Title III - Towns, Cities, Village Districts, and Unincorporated Places

Chapter 48-A - Housing Standards

Section 48-A:14 - Minimum Standards Established.

Universal Citation:

NH Rev Stat § 48-A:14 (2024)

48-A:14 Minimum Standards Established. –

No landlord, as defined by RSA 540-A:1, I, renting or leasing a residential dwelling in a municipality which has not adopted ordinances, codes or bylaws pursuant to this chapter shall maintain those rented premises in a condition in which:

- I. The premises are infested by insects and rodents where the landlord is not conducting a periodic inspection and eradication program;
- I-a. The premises are infested by bed bugs and the landlord is not conducting a periodic inspection and remediation program. In this paragraph "remediation" means action taken by the landlord that substantially reduces the presence of bed bugs in a dwelling unit for a period of at least 60 days;
- II. There is defective internal plumbing or a back-up of sewage caused by a faulty septic or sewage system;
- III. There are exposed wires, improper connectors, defective switches or outlets or other conditions which create a danger of electrical shock or fire;
- IV. The roof or walls leak consistently;
- V. The plaster is falling or has fallen from the walls or ceilings;
- VI. The floors, walls or ceilings contain substantial holes that seriously reduce their function or render them dangerous to the inhabitants;
- VII. The porches, stairs or railings are not structurally sound;
- VIII. There is an accumulation of garbage or rubbish in common areas resulting from the failure of the landlord to remove or provide a sufficient number of receptacles for storage prior to removal unless the tenant has agreed to be responsible for removal under the rental agreement and the landlord has removed all garbage at the beginning of the tenancy;
- IX. There is an inadequate supply of water or whatever equipment that is available to heat water is not properly operating;
- X. There are leaks in any gas lines or leaks or defective pilot lights in any appliances furnished by the landlord; or
- XI. The premises do not have heating facilities that are properly installed, safely maintained and in good working condition, or are not capable of safely and adequately

heating all habitable rooms, bathrooms and toilet rooms located therein, to a temperature of at least an average of 65 degrees F.; or, when the landlord supplies heat in consideration for the rent, the premises are not actually maintained at a minimum average room temperature of 65 degrees F. in all habitable rooms.

Source. 1979, 305:7, eff. Aug. 21, 1979. 2013, 48:2, eff. Jan. 1, 2014.