
THE UNIT. THE ASSOCIATION. THE WHOLE PICTURE.

Buying a Condo in New Hampshire

A simple guide to the costs, documents, rules,
and questions to ask before you buy.

Buying a condo is different from buying a single-family home.
Understand the association as well as the unit.

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YOUR FOUR-PAGE GUIDE

- 2 | Costs, condition, and five questions
- 3 | Documents and the rules in your state
- 4 | Financing updates and your next step

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Look beyond the showing

A condo can look like an apartment, townhouse, half of a two-family, or detached home. The recorded documents define what you own and what is shared. A yard or parking space you use may be a limited common area.

Compare the full cost

Add the mortgage, property taxes, unit insurance, condo fee, utilities, and maintenance you pay yourself. Ask about parking or amenity charges, move fees, a separate master-association fee, and contributions due at purchase.

A low fee may mean fewer services or less saved for future work. In a two-unit condo or condex, ask how owners approve repairs, split bills, insure the property, and resolve disagreements.

Ask about the next big repair

Read the budget, reserve balance, any reserve study, and upcoming projects together. Ask about assessments already approved, proposed, or discussed, plus association loans. Get the amount for this unit and the payment schedule in writing.

Have the contract address who pays which assessments. Ask your insurance professional to compare master coverage with your unit policy, including deductibles, improvements, loss assessments, exclusions, and any flood exposure.

Five questions before you commit

1. What do I own and maintain?
2. What will I pay each month, and what could increase?
3. What major work is planned, and how will it be paid for?
4. Do the pet, rental, parking, and renovation rules fit my plans?
5. Can my lender finance this unit in this association?

Keep the inspection and the records review. A unit inspection cannot establish the association's financial health or replace its engineering reports. Ask what shared areas and systems can be inspected.

YOUR STATE MATTERS

The New Hampshire document review

Request the declaration, bylaws, amendments, rules, budget, financial statements, reserve information, minutes, insurance, and details of projects, assessments, and litigation. Ask your attorney which statutory disclosures apply.

Resale information: check the exemption first

Where RSA 356-B:58 applies, a prospective resale buyer can request specified association information before the contract date. The statute generally calls for a response within 10 days of a written request. It covers reserves, anticipated work, financial statements, certain litigation, insurance, governing documents, fees, and recent assessments. [1]

A July 2, 2026 change: the unit-count exemption in RSA 356-B:49 expanded from 10 to 25 units. It affects the sale/disclosure subdivision containing Section 58, not all condo obligations. Time-share interests are excluded from this unit-count exemption. [2]

For a smaller project, have your attorney determine the applicable rights and put document delivery and review into the contract. Do not assume missing information automatically creates a right to cancel.

Budgets, reserves, and insurance

Under RSA 356-B:40-c, budget summaries include reserves and their funding basis. Disclosure does not establish adequacy. Review the documents, future work, savings, and lender requirements. The law also addresses approval of assessments, including emergencies. [3]

RSA 356-B:43 addresses master insurance, including for small condos. Verify the actual policies and your own coverage needs. [4]

Put the questions on the calendar. Your written agreement should address the agreed inspections, document review, financing checks, and response dates. New construction, conversions, or older ownership arrangements may require additional review.

FINANCING AND YOUR NEXT STEP

Get the project checked early

Freddie Mac retired Streamlined Review for applicable applications from August 3, 2026 and tightened reserve-study requirements. For applicable applications dated January 4, 2027 onward, its minimum yearly reserve allocation rises from 10% to 15% of annual budgeted assessment income. Qualifying alternatives and review exemptions may apply. [5]

These are mortgage eligibility rules. The percentage concerns annual reserve contributions, not a universal required bank balance. Your lender determines the rules for the loan and project. Your preapproval alone does not approve the association.

MA and NH: the simplest distinction

Massachusetts uses its own ownership documents, records-access rules, and reserve provisions. New Hampshire has a different resale-information framework, including exemptions for smaller projects. Mortgage agency requirements can affect condos in either state. Use the guide for the state where the property is located.

Let us start with your plan

Tell me your price range, timing, and what matters most. I bring nearly 25 years of real estate experience to the search, the questions, and the negotiation. We will compare your choices and coordinate with your lender, attorney, inspector, and insurance professional.

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Official sources | checked October 21, 2026

[1] [RSA 356-B:58: resale information](#)

[2] [RSA 356-B:49 and 2026 Chapter 245: exemptions](#)

[3] [RSA 356-B:40-c: budgets and assessments](#)

[4] [RSA 356-B:43: insurance](#)

[5] [Freddie Mac Bulletin 2026-C: condo financing updates](#)

General educational information. Your attorney, lender, inspector, and insurance professional should evaluate the particular property and transaction. Rules and effective dates can change. Equal Housing Opportunity.

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