

## **Private Road Maintenance (based on NH LAW 231:81-a passed in 2019)**

In accordance to New Hampshire State Law 231:81-a Repair of Roads Not Maintained by a Municipality, which states:

*In the absence of an express agreement or requirement governing maintenance of a private road, when more than one residential owner enjoys a common benefit from a private road, each residential owner shall contribute equitably to the reasonable cost of maintaining the private road, and shall have the right to bring a civil action to enforce the requirement of this paragraph. This paragraph shall not apply to any highway defined in RSA 229:5.*

*II. Any owner of a residential property abutting a private road who directly or indirectly damages any portion of such road shall be solely responsible for repairing or restoring the portion damaged by such owner.*

*III. Nothing in this section is intended to extend or restrict the common law as applied to residences on private roads, nor to affect the rights and obligations of non-residential property owners on private roads as they exist under the New Hampshire common law on easements.*

**Source.** 2019, 308:2, eff. Aug. 2, 2019.

The Board of Directors for the Alton Shores Association has voted unanimously to set the equitable contribution to the maintenance of the private roads in the Alton Shore Association to \$275 per year - which is waived if the Member has paid the Alton Shores Association annual dues.

Section II will be enforced on a case by case basis when property owners directly or indirectly damage any portion of private roads owned by the association. Such owners shall be solely responsible for repairing or restoring the portion of the private road that was damaged.