

New Hampshire Lien Durations at a Glance

Common Statutes of Limitation Affecting Real Estate Titles in New Hampshire

Interest/Right	Limitation Period	Reference
Attachment-Without Judgment	10 years from date of recording.	RSA 511:55, II & III; NHBA TS 9-25
Attachment-With Judgment	6 years from date of judgment.	RSA 511:55, I; NHBA TS 9-24
Judgment Lien	20 years from date of cause of action.	RSA 524:13; RSA 508:5; NHBA TS 9-44
Writ of Execution	If not renewed or satisfied (executed upon by sheriff's deed), expires on the return day of the writ.	RSA 527:2, 527:5, 527:6; NHBA TS 9-28
Errors in Acknowledgment, Seal, Statement of Consideration	10 years from date of recording.	NHBA TS 5-23
Private Mortgage	50 years from date of recording.	RSA 479:28; NHBA TS 6-7
Creditors of Estate of Decedent	2 years from date of death.	RSA 556:29; NHBA TS 7-9
Unit Owners' Association Lien for Assessments	6 years from date of recording of Memorandum of Lien.	RSA 356-B:46, IV
TAX - Federal Estate Tax	10 years from date of death.	IRC § 6324(a); NHBA TS 9-6
TAX - Federal Income Tax ¹	10 years after the assessment of the tax.	IRC § 6502(a); NHBA TS 9-15
TAX - Business Profits, Business Enterprise, Transfer Tax	6 years from date of recording.	RSA 21-J:28-c; NHBA TS 9-18
UCC Financing Statement	5 years from date of recording. 30 years as against manufactured housing filed after 7/1/2001.	RSA 382-A:9-515; NHBA TS 9-38

¹These liens will attach to after-acquired property

If you have any questions or need assistance, please contact your New Hampshire underwriter or the New Hampshire Underwriting Team at NHuwing@stewart.com.

Please note that the applicable periods set forth by statute may be tolled and therefore extended, if the debtor/obligor files for bankruptcy protection.