

HB 685 - AS AMENDED BY THE HOUSE

6Mar2025... 0392h

2025 SESSION

25-0474

06/02

HOUSE BILL

**685**

AN ACT permitting in all residentially zoned areas by right the construction of manufactured housing.

SPONSORS: Rep. Alexander Jr., Hills. 29; Rep. Berry, Hills. 44; Rep. Damon, Sull. 8; Rep. Doucette, Rock. 25; Rep. Grill, Hills. 18; Rep. A. Murray, Hills. 20; Rep. Read, Rock. 10; Rep. Sweeney, Rock. 25; Rep. H. Howard, Straf. 4; Sen. Innis, Dist 7

COMMITTEE: Housing

---

ANALYSIS

This bill updates the definition of manufactured housing, and establishes the requirement that manufactured housing must be permitted in all residential zoned areas within every municipality in the state, overriding any local zoning ordinances that prohibit or unreasonably restrict its placement.

-----

Explanation: Matter added to current law appears in ***bold italics***.  
Matter removed from current law appears [~~in brackets and struckthrough.~~]  
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

**HB 685 - AS AMENDED BY THE HOUSE**

6Mar2025... 0392h

25-0474

06/02

STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Twenty Five*

AN ACT            permitting in all residentially zoned areas by right the construction of  
                          manufactured housing.

*Be it Enacted by the Senate and House of Representatives in General Court convened:*

1            1 Manufactured Housing Definition RSA 674:31 is repealed and reenacted to read as follows:

2            674:31 Definition. As used in this subdivision, "manufactured housing" means any structure,  
3 transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width  
4 and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is  
5 built on a permanent chassis and designed to be used as a dwelling with or without a permanent  
6 foundation when connected to required utilities, which include plumbing, heating, and electrical  
7 heating systems contained therein. Manufactured housing as defined in this section shall not  
8 include campers or recreation vehicles as defined in RSA 216-I:1 or RSA 259:84-a; pre-site built  
9 housing as defined in RSA 674:31-a; or modular buildings as defined in RSA 205-C:1, XI.

10           2 New Section; Allowing Manufactured Housing in Residential Zones. Amend RSA 674 by  
11 inserting after section 31-a the following new section:

12           674:31-b Permitting Manufactured Housing in Residential Zones.

13           I. Notwithstanding any other provision of law to the contrary, manufactured housing shall  
14 be permitted as a matter of right in all land areas and lots in districts zoned to permit residential  
15 uses within every municipality in the state.

16           II. Municipal zoning ordinances shall be amended to comply with this statute, ensuring that  
17 manufactured housing is treated as a permitted use in all residential zones.

18           III. If a zoning ordinance contains no provisions pertaining to manufactured housing, it shall  
19 be deemed permitted as a matter of right, and no municipal permits or conditions shall be required  
20 other than a building permit, if necessary.

21           IV. No municipality shall adopt or enforce any zoning ordinance, regulation, or policy that  
22 discriminates against manufactured housing by prohibiting or unreasonably restricting its  
23 placement in residential zones.

24           V. All municipalities shall amend their zoning ordinances to comply with this statute within  
25 one year of its effective date.

26           3 Effective Date. This act shall take effect 60 days after its passage.