

HB 342 - AS AMENDED BY THE HOUSE

13Mar2025... 0579h

2025 SESSION

25-0634  
06/08

HOUSE BILL           **342**

AN ACT               relative to the approval process for new construction.

SPONSORS:         Rep. Long, Hills. 26; Sen. Innis, Dist 7

COMMITTEE:        Housing

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ANALYSIS

This bill allows property owners to build on their property without seeking a variance for minimum lot size or lot coverage if the proposed building density conforms to that of the surrounding neighborhood, as verified by the local planning board.

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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                      Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

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

AN ACT relative to the approval process for new construction.

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

1 1 New Section; Property Density Conformity and Building Without Variance Innovative.  
2 Amend RSA 674 by inserting after section 21-a the following new section:

3 674:21-b Property Density Conformity and Building Without Variance.

4 I. In this section:

5 (a) "Density" means the number of dwelling units per acre or the percentage of lot  
6 coverage by buildings and structures.

7 (b) "Neighborhood" means the properties within a 1,000-foot radius of the subject  
8 property's boundary lines.

9 II. Notwithstanding any other provisions of law to the contrary, property owners shall be  
10 allowed to build on their property without seeking a variance for minimum lot size or percentage of  
11 lot coverage if the proposed building conforms to the density of the neighborhood, which shall be  
12 assessed based on the density of 51 percent of the properties within a 1,000-foot radius built before  
13 the effective date of this section.

14 III. The zoning administrator shall be responsible for verifying that the proposed building  
15 conforms to the density requirements under this section.

16 IV. Property owners seeking to build shall submit documentation proving that new or  
17 existing lots conform to the requirements in this section to the zoning administrator for review and  
18 approval.

19 V. Property owners seeking to subdivide a lot within a 1,000-foot radius shall obtain  
20 planning board approval.

21 2 Effective Date. This act shall take effect 60 days after its passage.