REGULAR CALENDAR

February 3, 2026

HOUSE OF REPRESENTATIVES

REPORT OF COMMITTEE

The Majority of the Committee on Housing to which was referred HB 1145-FN,

AN ACT relative to affordable housing investment fees. Having considered the same, report the same with the following resolution: RESOLVED, that it is INEXPEDIENT TO LEGISLATE.

Rep. Dillon Dumont

FOR THE MAJORITY OF THE COMMITTEE

Original: House Clerk
Cc: Committee Bill File

MAJORITY
COMMITTEE REPORT

Committee:	**Housing**
Bill Number:	**HB 1145-FN**
Title:	**relative to affordable housing investment fees.**
Date:	**February 3, 2026**
Consent Calendar:	**REGULAR**
Recommendation:	**INEXPEDIENT TO LEGISLATE**

STATEMENT OF INTENT

The majority of the committee finds that this bill would authorize municipalities to adopt ordinances imposing "affordable housing investment fees" on new developments that do not comply with local inclusionary zoning requirements or affordable housing mandates. This is a blatant tax on new construction, ultimately undermining housing production in New Hampshire. Specifically, such taxes function as a direct cost increase on new residential construction, particularly multifamily and higher-density projects that are essential to addressing the state's housing shortage. By requiring developers to pay into a municipal slush fund when projects don't meet inclusionary requirements, the bill effectively imposes a financial penalty on market-rate development. For these reasons, the majority recommends that the bill be found Inexpedient to Legislate.

Vote 11-7.

Rep. Dillon Dumont
FOR THE MAJORITY

Original: House Clerk
Cc: Committee Bill File

REGULAR CALENDAR

Housing

HB 1145-FN, relative to affordable housing investment fees. **MAJORITY: INEXPEDIENT TO LEGISLATE. MINORITY: REFER FOR INTERIM STUDY.**

Rep. Dillon Dumont for the **Majority** of Housing. The majority of the committee finds that this bill would authorize municipalities to adopt ordinances imposing "affordable housing investment fees" on new developments that do not comply with local inclusionary zoning requirements or affordable housing mandates. This is a blatant tax on new construction, ultimately undermining housing production in New Hampshire. Specifically, such taxes function as a direct cost increase on new residential construction, particularly multifamily and higher-density projects that are essential to addressing the state's housing shortage. By requiring developers to pay into a municipal slush fund when projects don't meet inclusionary requirements, the bill effectively imposes a financial penalty on market-rate development. For these reasons, the majority recommends that the bill be found Inexpedient to Legislate. **Vote 11-7.**

Original: House Clerk
Cc: Committee Bill File