

Rep. Kerwin, Hills. 40
April 14, 2025
2025-1596h
06/11

Amendment to SB 283

1 Amend RSA 674:78 as inserted by section 1 of the bill by replacing it with the following:

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3 674:78 Amendment to Zoning Regulations.

4 I. Notwithstanding any provision to the contrary, municipalities with floor-area-ratio (FAR)
5 limitations shall exclude below-grade areas from the calculation of FAR for new construction
6 projects.

7 II. Developers may utilize below-grade areas for purposes such as parking, storage,
8 mechanical spaces, and additional facilities, without impacting the calculation of FAR for the
9 building.

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11 Amend the bill by deleting RSA 674:79 as inserted by section 1 of the bill.

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AMENDED ANALYSIS

This bill requires municipalities to exclude below-grade areas from floor-area-ratio (FAR) calculations, but allows developers to utilize below-grade areas for certain purposes without impacting the calculation of FAR for the building.