

Amendment to HB 1681

1 Amend the bill by replacing section 1 with the following:

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3 1 New Subdivision; Innovative Housing Structures. Amend RSA 674 by inserting after section  
4 80 the following new subdivision:

5

Innovative Housing Structures

6

674:81 Definitions. As used in this subdivision:

7

I. " Dwelling site" means the property where the innovative housing structure is or will be  
8 located when used as a dwelling unit.

9

II. "Innovative housing structure" or "IHS" means a unique single residential unit such as a  
10 tiny house, tiny house on wheels, or a yurt.

11

III. "Off-site construction" means, for the purposes of this subdivision, any tiny house of  
12 closed construction, which is made or assembled in manufacturing facilities off the building site, for  
13 installation, or assembly and installation, on the building site. This definition shall not be construed  
14 to include any structure labeled in accordance with the Federal Manufactured Housing Construction  
15 and Safety Standards Act of 1974, nor shall it include any recreational vehicle or park trailer as  
16 defined in American National Standards Institute A119.2, Standard for Recreational Vehicles, or  
17 American National Standards Institute A119.5, Standard for Park Trailers, or any building type not  
18 subject to the requirements of nationally recognized model building codes.

19

IV. "Tiny house" means a detached building used or intended to be used for human  
20 habitation, providing permanent provisions for living, sleeping, eating, cooking and sanitation that:

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(a) Is 600 square feet or less in floor area, excluding lofts;

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(b) Complies with the tiny home provisions of the state building code; and

23

(c) Is constructed on a stable ground surface or foundation.

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V. "Tiny house on wheels" or "THOW" means a tiny house built on a trailer chassis without  
25 motive power. A THOW shall not be considered a camp trailer or recreational vehicle when  
26 constructed for human habitation.

27

VI. "Yurt" means, for the purposes of this subdivision, a style of tiny house that is a round or  
28 similar shape and is a freestanding structure modeled after traditional nomadic dwellings,  
29 constructed with contemporary materials and engineering for use as a permanent or long-term  
30 residence.

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674:82 Location and Use.

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1 I. A municipality may permit an innovative housing structure to be placed or erected on an  
2 individual house lot where single-family dwellings are allowed, or to be used as an accessory  
3 dwelling unit pursuant to RSA 674:72, subject to all applicable land use requirements.

4 II. Innovative housing structures shall be treated as single-family dwellings or accessory  
5 dwelling units for zoning purposes and shall meet all applicable state laws and regulations regarding  
6 drinking water supply and wastewater treatment and disposal.

7 674:84 Transportation of Mobile Structures.

8 I. If an innovative housing structure is permanently built on a flatbed trailer chassis for  
9 transportation to the dwelling site, and the trailer conforms to all vehicle trailer requirements for  
10 roadworthiness, the builder may use:

11 (a) A dealer plate; or

12 (b) A temporary trailer plate issued by the department of motor vehicles.

13 II. Such plates may be used to move the structure from the building site to the dwelling site  
14 or, if sold, from one dwelling site to another.

15  
16 Amend RSA 155-A:3-d, III as inserted by section 2 of the bill by replacing it with the following:

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18 III. If an innovative housing structure is off-site construction, construction document review  
19 and inspections may be performed by:

20 (a) The appointed building official in the New Hampshire municipality where the off-site  
21 construction facility is located, provided that the building official is certified as a residential building  
22 inspector by the International Code Council; or

23 (b) The state fire marshal or designee through the Modular Building program.

24  
25 Amend the bill by replacing section 6 with the following:

26  
27 6 Building Code Review Board; State Building Code. The New Hampshire state building code  
28 review board shall amend the state building code to reflect the applicable provisions of section 1  
29 through 5 of this act.

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AMENDED ANALYSIS

This bill establishes standards for innovative housing structures, including tiny houses, tiny houses on wheels, and yurts, authorizes their use as single-family or accessory dwellings, sets construction, inspection, and off-site manufacturing requirements, regulates transportation, and directs related rulemaking under the state building code and wastewater and modular building statutes.