

**HB 1006 - AS INTRODUCED**

2026 SESSION

26-2293

06/09

HOUSE BILL            **1006**

AN ACT                relative to on-site parking requirements for accessory dwelling units.

SPONSORS:            Rep. Preece, Hills. 17; Rep. Maggiore, Rock. 23; Rep. Turcotte, Straf. 4; Rep. R. Brown, Carr. 8

COMMITTEE:          Housing

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ANALYSIS

This bill requires that parking for accessory dwelling units be provided on-site or at a legally dedicated off-site location only with municipal approval, removing property owner discretion over parking placement.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

AN ACT relative to on-site parking requirements for accessory dwelling units.

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

1 1 On-site Parking Requirement for Accessory Dwelling Units. Amend RSA 674:72, IV to read as  
2 follows:

3 IV. Any municipal regulation applicable to single-family dwellings shall also apply to the  
4 combination of a principal dwelling unit and an accessory dwelling unit, including but not limited to  
5 lot coverage standards and standards for maximum occupancy per bedroom consistent with policy  
6 adopted by the United States Department of Housing and Urban Development, provided that such  
7 municipal regulations shall not be more restrictive for accessory dwelling units than for any single-  
8 family use in the same zoning district. If a municipality has established regulations requiring  
9 parking for the principal dwelling unit, it may require up to one additional parking space for each  
10 accessory dwelling unit. Required parking spaces [~~may~~] **shall** be provided either on-site or at a  
11 legally dedicated off-site location[~~, at the property owner's discretion~~] **as approved by the**  
12 **municipality.**

13 2 Effective Date. This act shall take effect 60 days after its passage.