

HB 1007 - AS INTRODUCED

2026 SESSION

26-2295

06/05

HOUSE BILL **1007**

AN ACT relative to manufactured housing.

SPONSORS: Rep. Turcotte, Straf. 4; Rep. Maggiore, Rock. 23; Rep. Perez, Rock. 16; Rep. Rhodes, Ches. 17; Rep. Sirois, Hills. 32; Rep. Porcelli, Rock. 19; Rep. Bernardy, Rock. 36; Rep. Andrus, Merr. 5; Rep. Preece, Hills. 17; Rep. DeRoy, Straf. 3

COMMITTEE: Housing

ANALYSIS

This bill:

I. Revises the siting standard for manufactured housing and narrows the prohibition on exclusion.

II. Replaces siting directives with a “reasonable efforts” standard for residential lots, parks, and subdivisions.

III. Requires manufactured homes to follow the same lot and zoning rules as single-family homes.

IV. Consolidates park expansion rules and applies NFPA 501A to parks existing as of July 1, 2024.

V. Updates disaster housing timelines tied to building permits and certificate of occupancy.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

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

1 1 Manufactured Housing. RSA 674:32 is repealed and reenacted to read as follows:

2 674:32 Manufactured Housing.

3 I. Municipalities shall afford reasonable opportunities for the siting of manufactured
4 housing, as defined in RSA 674: 31, and shall not exclude manufactured housing completely from the
5 municipality by regulation or zoning ordinance. A municipality that adopts land use control
6 measures shall make reasonable efforts to allow manufactured housing to be located on individual
7 lots in residential areas, but not necessarily all residential areas, within the municipality, in
8 manufactured housing parks, as defined in RSA 205-A:1, II, or in subdivisions created for the
9 placement of manufactured housing on individually owned lots, or in any combination of the 3
10 locations delineated. Manufactured housing located on individual lots shall comply with lot size,
11 frontage requirements, space limitation, and other regulations that conventional single-family
12 housing in the same area is required to meet.

13 II. Municipalities shall make reasonable opportunities for the expansion of manufactured
14 housing parks existing as of July 1, 2024. For expansion of existing manufactured housing parks,
15 municipalities shall not require standards stricter than NFPA 501A, "Standard for Fire Safety
16 Criteria for Manufactured Home Installations, Sites, and Communities."

17 III. Notwithstanding paragraph I or II or any law or rule to the contrary, no zoning
18 ordinance or bylaw shall prohibit an owner and occupier of a residence which has been damaged by
19 fire or other disaster from placing a manufactured home on the lot of such residence and residing in
20 such structure while the residence is being rebuilt. The period of such occupancy shall begin on the
21 date of the issuance of a building permit and shall expire 30 days after the issuance of a certificate of
22 occupancy. Any such manufactured home shall be subject to state and local requirements relating to
23 water supply and sewerage disposal. A manufactured home that is placed on a lot under this
24 paragraph shall not attain the status of a vested nonconforming use.

25 2 Effective Date. This act shall take effect 60 days after its passage.