

HB 1026 - AS INTRODUCED

2026 SESSION

26-2384

06/05

HOUSE BILL **1026**

AN ACT relative to the definition of manufactured housing.

SPONSORS: Rep. Rhodes, Ches. 17; Rep. D. Mannion, Rock. 25; Rep. D. Murphy, Ches. 11;
Rep. Proulx, Hills. 15; Rep. Roy, Rock. 31; Rep. Turcotte, Straf. 4

COMMITTEE: Housing

ANALYSIS

This bill clarifies that municipalities may prohibit accessory dwelling units with manufactured housing, and it specifies that manufactured housing does not include accessory dwelling units.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

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

1 1 Accessory Dwelling Units and Manufactured Housing. Amend RSA 674:72, I to read as
2 follows:

3 I. A municipality that adopts a zoning ordinance pursuant to the authority granted in this
4 chapter shall allow accessory dwelling units in all zoning districts that permit single-family
5 dwellings. One accessory dwelling unit, which may be either attached or detached, shall be allowed
6 as a matter of right. The municipality shall allow one accessory dwelling unit without additional
7 requirements for lot size, except as described by this section, setbacks, aesthetic requirements,
8 design review requirements, frontage, space limitations, or other controls beyond what would be
9 required for a single-family dwelling without an accessory dwelling unit. The municipality may not
10 impose greater requirements for a septic system for a single-family home with an accessory dwelling
11 unit than is required by the department of environmental services. The municipality is not required
12 to allow more than one accessory dwelling unit for any single-family dwelling. The municipality may
13 prohibit accessory dwelling units associated with multiple single-family dwellings attached to each
14 other, such as townhouses, ***and with manufactured housing as defined in RSA 674:31***. The
15 municipality may prohibit accessory dwelling units associated with rented or leased land.
16 Subsequent condominium conveyance of any accessory dwelling unit separate from that of the
17 principal dwelling unit shall be prohibited, notwithstanding the provisions of RSA 356-B:5, unless
18 allowed by the municipality.

19 2 Manufactured Housing Definition. Amend RSA 674:31 to read as follows:

20 674:31 Definition. As used in this subdivision, "manufactured housing" means any structure,
21 transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width
22 and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is
23 built on a permanent chassis and designed to be used as a dwelling with or without a permanent
24 foundation when connected to required utilities, which include plumbing, heating and electrical
25 heating systems contained therein. Manufactured housing as defined in this section shall not
26 include presite built housing as defined in RSA 674:31-a ***or an accessory dwelling unit as***
27 ***defined in RSA 674:71***.

28 3 Effective Date. This act shall take effect 60 days after its passage.