

STATE OF NEW HAMPSHIRE
SENATE
REPORT OF THE COMMITTEE
FOR THE CONSENT CALENDAR

Thursday, April 30, 2026

THE COMMITTEE ON Commerce

to which was referred **HB 1079**

AN ACT allowing accessory dwelling units to be built within
or attached to certain non-conforming structures.

Having considered the same, the committee recommends that the Bill

OUGHT TO PASS WITH AMENDMENT

BY A VOTE OF: 4-1

AMENDMENT # 2026-1710s

Senator Keith Murphy
For the Committee

This bill would expand the definition of accessory dwelling units (ADUs) to allow them to be built within nonconforming structures. If a municipality changes standards, such as setbacks or lot coverage, an existing structure can become nonconforming. This bill would reduce the burden placed on property owners, and make it easier to build detached ADUs, by defining an ADU built before July 1, 2025, as an existing structure. If an individual demonstrated substantial development, they would be able to receive a 7-year exemption from any changes made by a municipality. The Committee Amendment would remove the inadvertent repeal of RSA 674:73 in Section 3.

Aaron Jones 271-2609

FOR THE CONSENT CALENDAR

COMMERCE

HB 1079, allowing accessory dwelling units to be built within or attached to certain non-conforming structures.

Ought to Pass with Amendment, Vote 4-1.

Senator Keith Murphy for the committee.

This bill would expand the definition of accessory dwelling units (ADUs) to allow them to be built within nonconforming structures. If a municipality changes standards, such as setbacks or lot coverage, an existing structure can become nonconforming. This bill would reduce the burden placed on property owners, and make it easier to build detached ADUs, by defining an ADU built before July 1, 2025, as an existing structure. If an individual demonstrated substantial development, they would be able to receive a 7-year exemption from any changes made by a municipality. The Committee Amendment would remove the inadvertent repeal of RSA 674:73 in Section 3.