

HB 1525 - AS INTRODUCED

2026 SESSION

26-2678

04/09

HOUSE BILL **1525**

AN ACT relative to zoning restrictions concerning dwelling unit occupancy.

SPONSORS: Rep. Burton, Straf. 10

COMMITTEE: Housing

ANALYSIS

This bill requires municipalities to allow at least 2 unrelated individuals per bedroom in single-family homes located in multi-family zones.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 zoning restrictions concerning dwelling unit occupancy.

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

1 1 Zoning; Grant of Power; Dwelling Unit Occupancy. RSA 674:16, VIII is repealed and
2 reenacted to read as follows:

3 VIII. In its exercise of powers granted under this subdivision, the legislative body of a
4 municipality, village district, or county in which there are located unincorporated towns or
5 unorganized places that adopt land use control measures, shall permit occupancy by at least 2
6 unrelated individuals per bedroom in single-family dwellings located on individual lots in most, but
7 not necessarily all, land areas and lots in districts zoned to permit multi-family residential uses
8 within the municipality. For purposes of this section, "bedroom" means a room primarily intended or
9 designed for sleeping purposes, even if used for other purposes, and unless otherwise specified by
10 local regulations. Nothing in this section shall prohibit the enforcement of the state building code or
11 state fire code.

12 2 Effective Date. This act shall take effect 60 days after its passage.