HB 1613-FN - AS INTRODUCED

2026 SESSION

26-2611
07/06

HOUSE BILL ***1613-FN***

AN ACT directing the department of business and economic affairs to produce a report detailing methods to increase lending practices for housing developments that help persons with disabilities.

SPONSORS: Rep. Read, Rock. 10

COMMITTEE: Housing

ANALYSIS

This bill directs the department of business and economic affairs to produce a report detailing methods to increase lending practices for housing developments that help persons with disabilities.

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STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT directing the department of business and economic affairs to produce a report detailing methods to increase lending practices for housing developments that help persons with disabilities.

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

1 Statement of Purpose. The purpose of this act is to encourage the development of mortgage products and lending practices that support universally accessible housing and inclusive housing models.

2 Inclusive Lending Practices Report.

I. The department of business and economic affairs, in consultation with the New Hampshire housing finance authority, shall identify and recommend legislative mechanisms to incentivize inclusive lending practices by financial institutions, including:

(a) Tax credits for inclusive housing finance products;

(b) Public-private loan guarantees;

(c) Community Reinvestment Act (CRA) alignment strategies; and

(d) Other financial or regulatory incentives that promote accessibility, universal design, and inclusive housing development.

II. The department shall consult with at least 5 financial institutions operating in New Hampshire, including at least one community bank and credit union, and shall invite participation from Eastern Bankshares, Inc., and other regional lenders with demonstrated community reinvestment experience. The department shall also solicit input from housing stakeholders, including disability rights organizations and advocates for accessible and innovative housing models.

III. The department shall submit a report of its findings and any recommendations for proposed legislation to the speaker of the house of representatives, the president of the senate, the house clerk, the senate clerk, the chairs of the house and senate commerce committees, and the chairs of the house and senate finance committees on or before November 1, 2026.

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

LBA
26-2611
12/8/25

HB 1613-FN- FISCAL NOTE
AS INTRODUCED

AN ACT directing the department of business and economic affairs to produce a report detailing methods to increase lending practices for housing developments that help persons with disabilities.

FISCAL IMPACT: This bill does not provide funding, nor does it authorize new positions.

Estimated State Impact				
	FY 2026	**FY 2027**	**FY 2028**	**FY 2029**
Revenue	$0	$0	$0	$0
Revenue Fund(s)	None			
Expenditures*	$0	Indeterminable Increase $0 to $500,000	$0	$0
Funding Source(s)	General Fund			
Appropriations*	$0	$0	$0	$0
Funding Source(s)	None			

***Expenditure = Cost of bill** ***Appropriation = Authorized funding to cover cost of bill**

METHODOLOGY:

This bill directs the Department of Business and Economic Affairs (BEA), in consultation with the New Hampshire Housing Finance Authority, to identify and recommend mechanisms to incentivize inclusive lending practices, consult with at least five financial institutions and relevant stakeholders, and submit a report by November 1, 2026.

The BEA states this bill will result in an indeterminable increase in state General Fund expenditures in FY 2027. The Department explains that existing staff do not have capacity to complete the scope of work and that a temporary full-time position would be needed for approximately four to six months, but the bill does not provide funding for such a position.

As an alternative, the BEA indicates a third-party consultant could complete the analysis, at an estimated cost of approximately $500,000 based on similar past projects. While BEA notes that some existing partner agencies may already possess relevant data that could reduce the overall cost, the BEA cannot determine the level of additional work that will be required until the process begins.

AGENCIES CONTACTED:

Department of Business and Economic Affairs