

HB 1662-FN - AS INTRODUCED

2026 SESSION

26-2874

07/06

HOUSE BILL ***1662-FN***

AN ACT relative to providing loan guarantees for accessory dwelling unit financing.

SPONSORS: Rep. Muns, Rock. 29; Rep. de Vries, Rock. 29; Rep. Hegner, Hills. 41; Rep. Howland, Straf. 20; Rep. Lane, Merr. 16; Rep. Maggiore, Rock. 23; Rep. Read, Rock. 10; Rep. Stavis, Graf. 13; Sen. Altschiller, Dist 24; Sen. Perkins Kwoka, Dist 21

COMMITTEE: Housing

ANALYSIS

This bill requires the housing finance authority to offer loan guarantees for approved lenders who issue loans for accessory dwelling unit development projects and provides an appropriation to the housing finance authority.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 providing loan guarantees for accessory dwelling unit financing.

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

1 1 New Section; Housing and Development; Housing Finance Authority; Low-Cost Financing for
2 Developers and Homeowners. Amend RSA 204-C by inserting after section 92 the following new
3 section:

4 204-C:93 Low-Cost Financing for Developers and Homeowners. Notwithstanding any provision
5 of law to the contrary, the housing finance authority (HFA) shall offer lenders who have previously
6 been approved to provide financing through HFA financing loan guarantees for accessory dwelling
7 unit (ADU) developers and homeowners. The HFA shall issue loan guarantees between 80 percent
8 loan to value (LTV) and 100 percent LTV based on the appraised value of a completed ADU. The
9 HFA shall not issue more than \$100,000,000 in ADU loan guarantees annually.

10 2 Appropriation; Housing Finance Authority. The sum of \$25,000 for the fiscal year ending
11 June 30, 2027 and \$25,000 for the fiscal year ending June 30, 2028 are hereby appropriated to the
12 housing finance authority for the purpose of offsetting the housing finance authority's administrative
13 costs associated with establishing and managing the accessory dwelling unit's loan guarantee
14 program. The governor is authorized to draw a warrant for said sum out of any money in the
15 treasury not otherwise appropriated.

16 3 Effective Date. This act shall take effect 60 days after its passage.

**HB 1662-FN- FISCAL NOTE
AS INTRODUCED**

AN ACT relative to providing loan guarantees for accessory dwelling unit financing.

FISCAL IMPACT:

Estimated State Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
Revenue	\$0	\$0	\$0	\$0
<i>Revenue Fund(s)</i>	None			
Expenditures*	\$0	\$25,000	\$25,000	\$25,000
<i>Funding Source(s)</i>	General Fund			
Appropriations*	\$0	\$25,000	\$25,000	\$0
<i>Funding Source(s)</i>				

***Expenditure = Cost of bill**

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

METHODOLOGY:

This bill requires the New Hampshire Housing Finance Authority (NHHFA) to offer loan guarantees to approved lenders for financing accessory dwelling units (ADUs). These guarantees would cover between 80% and 100% of the loan amount based on the appraised value of the completed ADU. The total amount of guarantees issued each year would be capped at \$100 million. Additionally, this bill provides a \$25,000 appropriation in fiscal year 2027 and \$25,000 in fiscal year 2028 to the Housing Finance Authority for the purpose of offsetting the administrative costs.

The NHHFA anticipates annual administrative and staffing costs of approximately \$25,000, which would initially be covered by General Funds. However, NHHFA is expected to offset these costs over time by charging lenders a small monthly fee.

AGENCIES CONTACTED:

New Hampshire Housing Finance Authority