

1 Committee of Conference Report on HB 1010, relative to multi-family residential development on  
2 commercially zoned land.

3

4 Recommendation:

5 That the House recede from its position of nonconcurrency with the Senate amendment, and  
6 concur with the Senate amendment, and

7 That the Senate and House adopt the following new amendment to the bill as amended by the  
8 Senate, and pass the bill as so amended:

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10 Amend the introductory paragraph of RSA 674:80, I as inserted by section 1 of the bill by replacing it  
11 with the following:

12

13 I. Notwithstanding any provision to the contrary, municipalities shall allow multi-family  
14 [~~residential development~~] **dwelling units, as defined in RSA 674:43, I** on commercially zoned  
15 land, provided that adequate infrastructure, including roads, water, and sewage systems, shall be  
16 available [~~or provided~~] to support the development. **Where infrastructure is not adequate it may**  
17 **be provided by the applicant in accordance with regulations. In determining whether**  
18 **infrastructure is adequate, the planning board may:**

19

20 Amend RSA 674:80, II(b) as inserted by section 1 of the bill by replacing it with the following:

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22 (b) **The applicant is unable to secure a source of water or the owner of an**  
23 **abutting well is able to demonstrate that their well will be unable to meet existing demand;**  
24 **or**

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The signatures below attest to the authenticity of this Report on HB 1010, relative to multi-family residential development on commercially zoned land.

Conferees on the Part of the Senate

Conferees on the Part of the House

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Sen. Innis, Dist. 7

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Rep. Alexander Jr., Hills. 29

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Sen. Murphy, Dist. 16

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Rep. Presa, Hills. 12

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Sen. Reardon, Dist. 15

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Rep. Kuttab, Rock. 17

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Rep. Hicks, Merr. 24

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2026-2075-CofC

AMENDED ANALYSIS

This bill:

I. Requires municipalities to allow multi-family dwelling units on commercially zoned land, subject to the local planning board confirming the infrastructure is adequate.

II. Authorizes the local planning board to deny applications to build multi-family dwelling units on commercially zoned land in certain circumstances.

III. Removes the ability for municipalities to provide an exception for requirements relative to the conversion of structures into multi-family dwelling units, and replaces such exception to permit the waiver of requirements so long as the converted dwelling unit is not altered to further violate zoning dimensional requirements.