

HB 1588-FN - VERSION ADOPTED BY BOTH BODIES

05/07/2026 1720s  
4Jun2026... 2079CofC

2026 SESSION

26-3234  
07/06

HOUSE BILL **1588-FN**

AN ACT relative to the regulation of accessory parking for vehicles by local legislative bodies and multifamily housing within commercial districts by municipalities.

SPONSORS: Rep. Sweeney, Rock. 25

COMMITTEE: Housing

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AMENDED ANALYSIS

This bill:

I. Allows local legislative bodies to regulate accessory parking for vehicles so long as they do not require that the parking space per unit be garaged.

II. Allows municipalities to impose limited requirements for multifamily housing within commercial districts in existence as of July 1, 2026.

III. Establishes special assessment districts and expands the housing infrastructure grant program to allow for municipal upgrades linked to new housing.

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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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

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STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Twenty-Six*

AN ACT relative to the regulation of accessory parking for vehicles by local legislative bodies and multifamily housing within commercial districts by municipalities.

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

1 1 Zoning; Grant of Power; Parking Ordinances. Amend RSA 674:16, VII to read as follows:

2 VII. In its exercise of the powers granted under this subdivision, the local legislative body of  
3 a city, town, or county in which there are located unincorporated towns or unorganized places may  
4 regulate accessory parking for vehicles, but shall not require more than one residential parking  
5 space per unit ***or require that the parking space per unit be garaged.***

6 2 Multi-Family Residential Development on Commercially Zoned Land; Amendment to Zoning  
7 Regulations; Conversion of Multi-Family Dwelling Units Permitted. Amend RSA 674:80, IV to read  
8 as follows:

9 IV. ~~[A municipality shall provide an exemption to any requirements regarding setbacks,~~  
10 ~~height, or frontage of a building being converted to multi-family or mixed-use through adaptive~~  
11 ~~reuse, provided that the building's floor area, height, and setbacks do not change.] ***Nothing in this***  
12 ***section shall be construed to alter municipal authority under RSA 674:43, I to require site***  
13 ***plan review for multi-family dwelling units. Consistent with the purpose of this section, for***  
14 ***multi-family dwelling units proposed in commercial districts existing, created, or***  
15 ***expanded after July 1, 2026, municipalities may impose frontage, setbacks, and height***  
16 ***requirements; provided that such requirements shall not differ from what is allowed for***  
17 ***commercial development. Multi-family dwelling units shall be allowed as a matter of***  
18 ***right, and municipalities shall not enforce additional requirements unless expressly***  
19 ***authorized by this section. Nothing in this section shall prohibit enforcement of applicable***  
20 ***state fire, building, and other requirements under RSA 153, RSA 155-A, and RSA 485-A.***~~

21 V. ***A municipality shall allow pre-existing nonconforming structures to be***  
22 ***converted to multi-family dwelling units or mixed use provided that the structure's***  
23 ***envelope is not altered to further violate zoning district dimensional requirements.***

24 VI. ***Any owner of commercially-zoned property improperly denied an application for***  
25 ***multi-family housing, or who is subjected to requirements beyond those allowed in this***  
26 ***section, and who is thereby required to file suit against the municipality in order to***  
27 ***exercise the property rights thus recognized, shall be entitled to be reimbursed reasonable***  
28 ***attorney's fees incurred as a direct result.***



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1           162-V:6 Appeals. Any property owner subject to an assessment may appeal the apportionment  
2 of costs to the governing body within 30 days of notice, and thereafter to the superior court pursuant  
3 to RSA 677.

4           162-V:7 Dissolution. A district shall dissolve upon repayment of all obligations or earlier by vote  
5 of the governing body, provided all costs have been satisfied.

6           4 Department of Business and Economic Affairs; Expansion of Housing Infrastructure  
7 Municipal Grant Program. The department of business and economic affairs shall expand its  
8 housing infrastructure municipal grant program to allow for sewer, water, and road upgrades for  
9 new housing units.

10          5 Department of Business and Economic Affairs, Appropriation. The sum of \$1 for the fiscal  
11 year ending June 30, 2027 is hereby appropriated to the department of business and economic affairs  
12 for the purpose of providing grants for sewer, water, and road upgrades for new housing units under  
13 its housing infrastructure municipal grant program. The governor is authorized to draw a warrant  
14 for said sums out of any money in the treasury not otherwise appropriated.

15          6 Effective Date. This act shall take effect 60 days after its passage.

**HB 1588-FN- FISCAL NOTE**  
AS AMENDED BY THE SENATE (AMENDMENT #2026-1720s)

AN ACT relative to the regulation of accessory parking for vehicles by local legislative bodies and multifamily housing within commercial districts by municipalities.

**FISCAL IMPACT:**

| <b>Estimated Political Subdivision Impact</b> |                |                |                |                |
|---|----------------|----------------|----------------|----------------|
|   | <b>FY 2026</b> | <b>FY 2027</b> | <b>FY 2028</b> | <b>FY 2029</b> |
| <b>Local Expenditures</b>                     | \$0            | Indeterminable |                |                |

**METHODOLOGY:**

The bill may result in a possible indeterminable increase in municipal expenditures. The bill indicates that any owner of commercially-zoned property who is improperly denied an application for multi-family housing is entitled to reimbursement of reasonable attorney's fees if legal action is required to exercise the property rights established in the RSA 674:80. Because the number of improper denials and amount of reimbursable legal costs cannot be predicted, the fiscal impact on municipalities is indeterminable.

**AGENCIES CONTACTED:**

None