

HB 342 - AS INTRODUCED

2025 SESSION

25-0634

06/08

HOUSE BILL **342**

AN ACT relative to the approval process for new construction.

SPONSORS: Rep. Long, Hills. 26; Sen. Innis, Dist 7

COMMITTEE: Housing

ANALYSIS

This bill allows property owners to build on their property without seeking a variance for minimum lot size or lot coverage if the proposed building density conforms to that of the surrounding neighborhood, as verified by the local planning board.

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 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

AN ACT relative to the approval process for new construction.

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

1 1 New Section; Property Density Conformity and Building Without Variance Innovative.
2 Amend RSA 674 by inserting after section 21-a the following new section:

3 674:21-b Property Density Conformity and Building Without Variance.

4 I. In this section:

5 (a) "Density" means the number of dwelling units per acre or the percentage of lot
6 coverage by buildings and structures.

7 (b) "Neighborhood" means the properties within a 1000-foot radius of the subject
8 property.

9 II. Notwithstanding any other provisions of law to the contrary, property owners shall be
10 allowed to build on their property without seeking a variance for minimum lot size or percentage of
11 lot coverage if the proposed building conforms to the density of the neighborhood as follows:

12 (a) The building density shall not exceed that of the 10 percent most densely built
13 properties within a 1000-foot radius of the property.

14 (b) Conformity shall be assessed based on the density of 90 percent of the properties
15 within the 1000-foot radius.

16 III. The local planning boards shall be responsible for verifying that the proposed building
17 conforms to the density requirements under this section.

18 IV. Property owners seeking to build shall submit a density conformity assessment to the
19 local planning board for review and approval.

20 2 Effective Date. This act shall take effect 60 days after its passage.