

HB 457 - AS INTRODUCED

2025 SESSION

25-0876  
09/08

HOUSE BILL **457**

AN ACT relative to zoning restrictions on dwelling units.

SPONSORS: Rep. Pauer, Hills. 36; Rep. Alexander Jr., Hills. 29; Rep. Bean, Belk. 6; Rep. Berry, Hills. 44; Rep. Damon, Sull. 8; Rep. Farrington, Straf. 8; Rep. A. Murray, Hills. 20; Rep. Presa, Hills. 12; Rep. Read, Rock. 10; Rep. Wheeler, Hills. 33; Sen. Innis, Dist 7; Sen. Murphy, Dist 16; Sen. Reardon, Dist 15; Sen. Watters, Dist 4

COMMITTEE: Housing

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ANALYSIS

This bill prohibits the adoption and enforcement of any zoning ordinance that restricts the number of occupants of a dwelling unit to fewer than 2 occupants per bedroom. The bill also prohibits the adoption and enforcement of any zoning ordinance that discriminates based on familial, non-familial, or marital status.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Twenty Five*

AN ACT                   relative to zoning restrictions on dwelling units.

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

1           1 New Paragraph; Zoning; Grant of Power; Dwelling Unit Occupancy. Amend RSA 674:16 by  
2 inserting after paragraph VII the following new paragraph:

3           VIII. In its exercise of the powers granted under this subdivision, the legislative body of a  
4 city, town, village district, or county in which there are located unincorporated towns or unorganized  
5 places shall not adopt any ordinance that restricts the number of occupants of any dwelling unit to  
6 less than 2 occupants per bedroom, and the governing body thereof shall not enforce any such  
7 ordinance. Such legislative body shall not adopt any zoning ordinance within a municipality that  
8 discriminates based on the familial or non-familial relationships or marital status among the  
9 occupants of the dwelling unit, including but not limited to college students, and the governing body  
10 thereof shall not enforce any such ordinance. Nothing in this section shall prohibit the enforcement  
11 of the state building code or state fire code.

12           2 Effective Date. This act shall take effect 60 days after its passage.