

SB 174 - AS INTRODUCED

2025 SESSION

25-1099

06/08

SENATE BILL **174**

AN ACT prohibiting planning boards from considering the number of bedrooms a given unit or development has during the hearing and approval process.

SPONSORS: Sen. Murphy, Dist 16; Sen. Pearl, Dist 17; Sen. Innis, Dist 7; Rep. Alexander Jr., Hills. 29; Rep. Osborne, Rock. 2

COMMITTEE: Commerce

ANALYSIS

This bill prohibits planning boards from differentiating based on the number of bedrooms in a residential development during the hearing and approval process.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 prohibiting planning boards from considering the number of bedrooms a given unit or development has during the hearing and approval process.

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

1 1 New Subdivision; Prohibiting Differentiation Based on the Number of Bedrooms. Amend RSA
2 674 by inserting after section 76 the following new subdivision:

3 Prohibiting Differentiation Based on the Number of Bedrooms

4 674:77 Definitions. In this subdivision:

5 I. "Planning board" means a municipal body responsible for reviewing and approving site
6 plans and building permits for residential developments.

7 II. "Residential development" means any housing project that includes one or more
8 residential units, regardless of whether they are intended for rent or purchase.

9 III. "Bedroom" means a room in a residential unit that is intended for sleeping purposes.

10 674:78 Prohibition on Differentiation Based on Number of Bedrooms.

11 I. Notwithstanding any provision to the contrary, planning boards shall not differentiate the
12 number of bedrooms in a given unit or development during the hearing and approval process for site
13 plans or building permits.

14 II. The number of bedrooms per unit shall not be a factor in deciding whether to approve or
15 reject a site plan or building permit.

16 III. Planning boards may not use the number of bedrooms as cause or criteria to reject a
17 residential development proposal.

18 674:79 Uniform Treatment of Residential Developments.

19 I. Planning boards shall treat all residential developments uniformly, regardless of whether
20 the development includes one or more bedroom units.

21 II. The intent and purpose of this subdivision are to prevent any unnatural aversion or
22 preference toward a certain type of unit based on the number of bedrooms.

23 2 Effective Date. This act shall take effect 60 days after its passage.