

Senate Ways and Means Committee

Sonja Caldwell 271-2117

SB 471-FN, relative to affordable housing investment fees.

Hearing Date: January 21, 2026

Members of the Committee Present: Senators Lang, Sullivan, Rosenwald and Fenton, McConkey

Members of the Committee Absent : Senator Murphy

Bill Analysis: This bill authorizes municipalities to adopt and enforce affordable housing investment fee ordinances as part of their innovative land use controls.

Sponsors:

Sen. Altschiller

Sen. Watters

Rep. Burroughs

Who supports the bill: Sen. Altschiller, Dawn McKinney

Who opposes the bill: Curtis Howland, Timothy Finney, Daniel Richardson, Jesse Medeiros

Who is neutral on the bill: No one

Summary of testimony presented in support:

Sen. Altschiller

- Sen. Altschiller said this bill is enabling legislation that gives municipalities a tool to address affordable housing shortages.
- She stated that the awarding of a Housing Champions grant was celebrated at the Exeter selectboard meeting last night. She said Housing Champions is a great incentive program that has unfortunately been defunded. As a result, municipalities have to find alternative ways to meet needs and this bill can help.
- She acknowledged that this bill won't solve the housing crisis, but it will help those who choose it. She added that small measures are important to take too.
- If our state isn't going to lean into housing investment, then it needs to let cities and towns do things for themselves.
- This bill was a request of the NH Municipal Association.

- Based on the opposition testimony received at last week's hearing on this bill, she noted that the fee is not mandated to be paid by the buyer.
- This legislature didn't create any meaningful increase in housing program investments last year. This bill will enable towns that want to use this tool to do the work.

sc

Date Hearing Report completed: January 21, 2026