

Amendment to SB 170

1 Amend the title of the bill by replacing it with the following:

2
3 AN ACT relative to development and related requirements in municipalities.

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5 Amend the bill by replacing all after the enacting clause with the following:

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7 1 Trade and Conduct; Fair Housing; Equal Housing Opportunity Without Discrimination a Civil
8 Right. Amend RSA 354-A:8 to read as follows:

9 354-A:8 Equal Housing Opportunity Without Discrimination a Civil Right. The opportunity to
10 obtain housing without discrimination because of age, sex, gender identity, race, creed, color, marital
11 status, familial status, ***school enrollment status***, physical or mental disability or national origin is
12 hereby recognized and declared a civil right. In addition, no person shall be denied the benefit of the
13 rights afforded by this section on account of that person's sexual orientation. ***Municipalities shall***
14 ***not mandate that occupants of housing units be related by blood or marriage.***

15 2 New Sections; Local Land Use Planning and Regulatory Powers; Prohibitions on Cities and
16 Towns, and Municipalities. Amend RSA 674 by inserting after section 23 the following new sections:

17 674:23-a Prohibitions on Cities and Towns, and Municipalities. Notwithstanding any laws to
18 the contrary:

19 I. Municipalities and counties with unincorporated places shall not require more stringent
20 test-pitting requirements for septic systems than the department of environmental services requires.

21 II. Municipalities shall not require more stringent well-siting requirements than required by
22 the department of environmental services.

23 III. Municipalities shall permit utilities, including septic systems, wells, electric systems,
24 drainage structures, and other utilities, to be placed in open spaces or perimeter buffers of
25 subdivisions as applicable; provided that such open spaces or perimeter buffers are not wetlands or
26 shoreland areas protected by RSA 483-B.

27 IV. Municipalities shall review building and development plans with the developer. Upon
28 the conclusion of that initial planning review, the city, town, or municipality, or their designee, shall
29 have 7 calendar days to adjust or alter their recommended changes to the submitted plans. Any
30 recommended changes shall be provided to the developer in writing. Should the developer comply
31 with all recommended changes or alterations to the final plans as requested by the city, town, or

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- 1 municipality, the city, town, or municipality shall accept and stamp the final plans in their entirety
- 2 for further approval or denial by the appropriate city, town, or municipal body.
- 3 3 Effective Date. This act shall take effect January 1, 2026.

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AMENDED ANALYSIS

This bill:

- I. Prohibits municipalities from restricting certain development-related activities.
- II. Requires municipalities to allow for septic systems, wells, electric systems, drainage structures, and other utilities to be placed in open spaces or perimeter buffers of subdivisions.
- III. Prohibits municipalities from mandating that occupants of housing units be related by blood or marriage.