

Amendment to SB 170

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

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3 AN ACT relative to development and related requirements in cities, towns, and  
4 municipalities.

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

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8 1 New Sections; Taxation; Appraisal of Taxable Property; Prohibitions on the State, Cities and  
9 Towns, and Municipalities. Amend RSA 75 by inserting after section 1-a the following new sections:

10 75:1-b Prohibitions on the State, Cities and Towns, and Municipalities. Notwithstanding any  
11 laws to the contrary:

12 I. Cities, towns, and municipalities shall not require more stringent test-pitting  
13 requirements for septic systems than the department of environmental services requires.

14 II. Cities, towns, and municipalities shall not require more stringent well-siting  
15 requirements than required by the department of environmental services.

16 III. Cities, towns, and municipalities shall not restrict dead-end road lengths to less than  
17 2,500 feet and shall not limit loop or cul-de-sac road lengths, so long as the loop or cul-de-sac can  
18 accommodate the turning radius of emergency medical services, fire, and rescue vehicles.

19 IV. Cities, towns, and municipalities shall not impose a cap on the number of housing lots on  
20 dead-end roads or streets.

21 V. Cities, towns, and municipalities shall permit utilities, including septic systems, wells,  
22 electric systems, drainage structures, and other utilities, to be placed in open spaces or perimeter  
23 buffers of subdivisions as applicable.

24 VI. Cities, towns, and municipalities shall stamp and accept changes to plans as they are  
25 submitted, after an initial review, when requested by that city, town, or municipality, provided the  
26 developer has made the requested alterations.

27 VII. Cities, towns, and municipalities shall not mandate that occupants of housing units be  
28 related by blood or marriage.

29 75:1-c Prohibition on Blocking Development Due to Rare Species Sightings. Notwithstanding  
30 any laws to the contrary, state agencies shall not forbid or delay any proposed development due to  
31 reported sightings of rare plants or animals if such sightings occur more than 5 years after the date  
32 of the development application.

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1           2 New Subparagraph; Purposes of Zoning Ordinances. Amend RSA 674:17, I by inserting after  
2 subparagraph (j) the following new subparagraph:

3                   (k) To limit road frontage requirements and setbacks for wetlands and lot lines to no  
4 more than 50 feet to improve housing density, ensuring these limitations are consistent with existing  
5 shoreland protection standards under RSA 483-B:9 and do not override environmental standards  
6 under RSA 489:2.

7           3 Effective Date. This act shall take effect July 1, 2025.

2025-0807s

AMENDED ANALYSIS

This bill:

I. Prohibits cities, towns, and municipalities from restricting certain development-related activities.

II. Requires cities, towns, and 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 cities, towns, and municipalities from mandating that occupants of housing units be related by blood or marriage.

IV. Prohibits state agencies from blocking or delaying any proposed development due to reported sightings of rare plants or animals if such sightings occur more than 5 years after the date of the development application.

V. Adopts limits on road frontage requirements and setbacks for wetlands and lot lines to improve housing density, ensuring these requirements do not exceed 50 feet and are consistent with existing shoreland protection and environmental standards.