

**HB 1017 - AS INTRODUCED**

2026 SESSION

26-2329

06/08

HOUSE BILL            **1017**

AN ACT                relative to accessory dwelling units and workforce housing.

SPONSORS:            Rep. Preece, Hills. 17; Rep. Maggiore, Rock. 23

COMMITTEE:          Housing

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ANALYSIS

This bill allows municipalities to count qualifying accessory dwelling units as workforce housing toward their regional fair share obligation and authorizes the use of restrictive covenants to enforce affordability standards.

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                                Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

AN ACT relative to accessory dwelling units and workforce housing.

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

1       1 Accessory Dwelling Unit Affordability. RSA 674:72, X is repealed and reenacted to read as  
2 follows:

3           X. An accessory dwelling unit may be deemed a unit of workforce housing for the purposes of  
4 satisfying the municipality's regional fair share obligation under RSA 674:59, III if the unit meets  
5 the criteria in RSA 674:58, IV for rental units. The municipality may require that if a property has  
6 any accessory dwelling units, the accessory dwelling units, or a portion thereof, shall meet the  
7 definition of workforce housing or affordable in RSA 674:58. A municipality may require a  
8 restrictive covenant consistent with RSA 674:60, IV to be recorded in the registry of deeds to enforce  
9 compliance with these definitions.

10       2 Effective Date. This act shall take effect 60 days after its passage.