

SB 82-FN - AS INTRODUCED

2025 SESSION

25-0982

06/08

SENATE BILL **82-FN**

AN ACT relative to the housing opportunity project extension and homes for homeland heroes grant program.

SPONSORS: Sen. Ricciardi, Dist 9; Sen. Innis, Dist 7; Sen. Pearl, Dist 17

COMMITTEE: Commerce

ANALYSIS

This bill incentivizes New Hampshire counties and municipalities to open land for affordable workforce housing by establishing housing opportunity zones, setting zoning and design requirements, mandating owner-occupancy, providing state grants, and exempting initial property transfers from real estate transfer taxes.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears ~~[in brackets and struck through.]~~
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 relative to the housing opportunity project extension and homes for homeland heroes grant program.

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

1 1 New Subdivision; Housing Opportunity Project Extension. Amend RSA 674 by inserting after
2 section 59 the following new subdivision:

3 Housing Opportunity Project Extension

4 674:59-a Short Title; Purpose.

5 I. This act may be cited as the Housing Opportunity Project Extension (HOPE) Act.

6 II. The purpose of this act is to incentivize New Hampshire counties and municipalities to
7 open land held in reserve or suitable for rezoning, to encourage the development of affordable
8 workforce housing, and to provide opportunities for community members to live where they work.

9 674:59-b Housing Opportunity Zones.

10 I. Counties or municipalities may establish housing opportunity zones for residential
11 development, including but not limited to:

12 (a) Multifamily units;

13 (b) Condominiums; or

14 (c) Single-family homes.

15 II. Single-family homes may be built on 1/10 acre lots, provided that special zoning
16 exceptions may be required. Condominiums shall have common land, obviating the need for
17 individual lot sizes.

18 III. Homes shall be built on a slab to reduce costs, with storage provided by an attic or
19 oversized one-car garage. In the event that garages are excluded, attic access shall be provided. The
20 design shall encourage a neighborhood feel, with centralized mail locations, sidewalks, and front
21 porches to foster community interaction.

22 IV. All homes shall be required to be owner-occupied by deed restriction, preventing entities
23 such as real estate investment trusts from purchasing and renting units at inflated prices. Resales
24 shall be to other owner-occupiers, and municipalities shall be responsible for verifying home
25 ownership every 2 years.

26 V. Counties or municipalities shall act as developers, managing the project, interviewing
27 builders, and overseeing permitting. They may either sell the entire project to a developer or
28 subcontract portions thereof. Any profits from home sales shall benefit taxpayers, potentially
29 offsetting property taxes or funding infrastructure projects.

SB 82-FN - AS INTRODUCED

- Page 2 -

1 VI. The development shall not be restricted to residents 55 years of age or older, nor labeled
2 an “active adult” community. Each home shall have at least 2 bedrooms. Accessory dwelling units
3 shall not be allowed by right in these developments.

4 674:59-c State Support and Funding.

5 I. The state shall provide \$20 million in grants for infrastructure development, including but
6 not limited to roads, water, and sewer systems. No single municipality shall receive more than \$1
7 million, and no county shall receive more than \$5 million in total grants. Joint county-municipal
8 projects may pool funds if the development includes over 50 housing units.

9 II. Eligible projects must include at least 30 single-family homes or 40 condominium units.
10 Housing options may include a variety of construction methods, including but not limited to stick-
11 built, modular, and 3D-printed homes. Manufactured homes must be secured to a slab with
12 hurricane tie-downs, and all axles must be removed.

13 III. Homes may be built on long-term leased land with a minimum term of 50 years, with
14 the county or municipality retaining ownership to prevent escalating lot rents.

15 674:59-d Exemptions and Tax Relief. The first property transfer from developer to owner shall
16 be exempt from real estate transfer taxes. Parcels exceeding the 10-acre threshold shall be exempt
17 from current-use taxes.

18 2 Effective Date. This act shall take effect 60 days after its passage.

**SB 82-FN- FISCAL NOTE
AS INTRODUCED**

AN ACT relative to the housing opportunity project extension and homes for homeland heroes grant program.

FISCAL IMPACT: This bill does not provide funding, nor does it authorize new positions.

Estimated State Impact				
	FY 2025	FY 2026	FY 2027	FY 2028
Revenue	\$0	Indeterminable		
<i>Revenue Fund(s)</i>	None			
Expenditures*	\$0	Indeterminable		
<i>Funding Source(s)</i>	None			
Appropriations*	\$0	\$0	\$0	\$0
<i>Funding Source(s)</i>	None			

*Expenditure = Cost of bill

*Appropriation = Authorized funding to cover cost of bill

Estimated Political Subdivision Impact				
	FY 2025	FY 2026	FY 2027	FY 2028
County Revenue	\$0	Indeterminable		
County Expenditures	\$0	Indeterminable		
Local Revenue	\$0	Indeterminable		
Local Expenditures	\$0	Indeterminable		

METHODOLOGY:

This bill establishes the Housing Opportunity Project Extension (HOPE) Act, which indicates the state shall provide \$20 million in grants for infrastructure development projects, including but not limited to roads, water, and sewer systems. The bill also allows property transfers between developers and owners to be exempt from real estate transfer taxes and parcels exceeding 10 acres to be exempt from current use taxes. However, the bill fails to identify a funding source or appropriate funds or designate a Department to manage the program. As a result, the impact this bill will have on State, county and local revenues and expenditures are indeterminable.

AGENCIES CONTACTED:

None