

2024 Housing-Related Legislation Updated 8/26/2024

Bill	Sponsors	Title	Last Action	Description
HOUSE BILLS				
HB606	Parshall	Requiring construction of state buildings or state-funded projects to contain electric vehicle (EV) charging infrastructure.	House • Public Works and Highways; House referred to interim study on 1/3/2024	Requires EV infrastructure in state-funded projects
HB1053	A. Murray	relative to permissible residential units in a commercial zone.	House • Municipal & County Government; House tabled on 3/21/2024; died on the table on 4/11/2024	Requires municipalities to allow residential uses in commercial zones
HB1065	Damon	relative to fire sprinkler requirements in residential buildings.	House • Special Committee on Housing; House passed with amendment on 3/28/2024 Senate • Executive Department and Administration; Senate passed with amendment on 5/22/2024 House concurred Governor signed on 8/2/2024; Ch. 324; effective 10/1/2024	Eliminates sprinkler requirement for conversions of existing structures to 3- and 4-unit residences
HB1115	Lynn	relative to the termination of tenancy at the expiration of the tenancy or lease term.	House • Judiciary; House passed 3/21/2024 Senate • Commerce; Senate referred to interim study on 4/26/2024	Allows a landlord to terminate tenancy at the expiration of a lease term

PENDING

KILLED

RETAINED

ENACTED

Bill	Sponsors	Title	Last Action	Description
HB1202	Alexander	relative to the issuance of permits for the alteration of driveways exiting onto public ways.	House • Public Works & Highways; House passed with amendment on 2/22/2024; Finance; House passed with amendment on 4/11/2024 Senate Transportation Committee; Senate passed with amendment on 5/9/2024; ref. to Finance Committee; Senate passed with amendment on 5/23/2024 Committee of Conference report adopted 6/13/2024 Governor: Signed on 8/23/2024	Sets time limits for DOT and local planning board action on driveway permits for residential uses, including multifamily developments
HB1215	Wallace	(Second New Title) relative to development approvals and appeals, and allowing the town of Hampton to discontinue a particular highway in order to lease that property	House • Special Committee on Housing; House passed with amendment on 3/28/2024 Senate • Election Law and Municipal Affairs; Senate passed with amendment on 5/23/2024 Committee of Conference report failed in the House 6/3/2024	Requires local land use approvals to be fixed to the code in effect at the time of approval
HB1281	Pauer	relative to zoning restrictions on residential rental property.	House • Municipal & County Government; House tabled on 3/21/2024; died on the table on 4/11/2024	Requires municipalities to allow occupancy of a bedroom by 2 unrelated individuals in rental property

 PENDING

 KILLED

 RETAINED

 ENACTED

Bill	Sponsors	Title	Last Action	Description
HB1291	Read	Relative to accessory dwelling unit uses allowed by right.	House • Special Committee on Housing; House passed with amendment on 3/28/2024 Senate • Commerce; Senate indefinitely postponed on 5/22/2024	Various changes to the ADU law
HB1359	Turcotte	relative to appeals of certain zoning decisions by abutters.	House • Municipal & County Government; House passed on 3/7/2024 Senate • Election Law and Municipal Affairs; Senate passed on 5/16/2024 Governor signed on 7/3/2024; Ch. 130, effective 9/1/2024	Limits standing to appeal local land use board decisions
HB1361	Alexander	relative to municipal land use regulation for manufactured housing and subdivisions.	House • Special Committee on Housing; House passed with amendment on 3/28/2024 Senate • Election Law and Municipal Affairs; Senate passed on 4/18/2024 Governor signed on 5/20/2024; Chapter 23, eff. 7/19/2024	Expands municipal manufactured housing requirements
HB1362	Read	relative to authorizing municipalities to stabilize rent increases in rental housing.	House • Municipal & County Government; House voted inexpedient to legislate on 2/15/2024	Enables municipal rent control

 PENDING

 KILLED

 RETAINED

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Bill	Sponsors	Title	Last Action	Description
HB1399	McWilliams	allowing municipalities to permit 2 residential units in certain single-family residential zones.	House • Special Committee on Housing; House passed with amendment on 3/28/2024 Senate • Election Law and Municipal Affairs; Senate voted interim study on 5/16/2024	Requires municipalities to allow duplexes where single-family uses are permitted
HB1400	McWilliams	(Third New Title) relative to residential parking spaces, landlord-tenant law, unauthorized occupant evictions, and zoning procedures concerning residential housing	House • Special Committee on Housing; House passed with amendment on 3/28/2024 Senate • Commerce; Senate passed with amendment on 5/22/2024 Committee of Conference report adopted 6/13/2024 Governor: signed on 8/23/2024	Prohibits municipalities from requiring more than 1.5 parking spaces for certain dwelling units; modifies RSA 79-E to address commercial-to-residential conversions
HB1456	Lynn	relative to the appointment of the members of the board of tax and land appeals and the housing appeals board.	House • Executive Departments and Administration; House passed with amendment on 3/28/24 Senate • Commerce; Senate passed with amendment on 5/2/2024 House concurred Governor signed on 7/26/2024; Ch. 267, effective 1/1/2025	Changes appointment authority from Supreme Court to Governor and Council
HB1470	Wilhelm	establishing a study committee on the feasibility and impact of a low-income housing tax credit.	House • Ways & Means; House indefinitely postponed on 3/21/2024	Study committee on a state LIHTC
HB1498	McWilliams	establishing a state short term rental registry.	House • Commerce and Consumer Affairs; House voted inexpedient to legislate on 3/20/2024	Establishes a registry for STRs

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Bill	Sponsors	Title	Last Action	Description
HB1521	Potenza	[new title] relative to recovery houses	House Executive Departments and Administration; House passed with amendment on 3/15/2024 Senate • Election Law and Municipal Affairs; Senate passed with amendment on 5/23/2024 Committee of Conference report failed 6/7/2024	Revises definition of recovery house and requires municipalities to treat them as residential uses
HB1544	Grassie	relative to indemnification for municipalities adopting policies to address homelessness.	House • Municipal and County Government; House referred to interim study on 2/8/2024	Indemnifies municipal actions regarding homelessness
HB1545	Cloutier	relative to the disposal of state surplus property for affordable housing.	House • Executive Departments and Administration; House tabled on 3/28/2024; died on the table on 4/11/2024	Allows DOT to surplus land for less than fair market value if sold to a non-profit organization
HB1602	Alexander	relative to the authority of the housing appeals board.	House • Judiciary; House referred to interim study on 3/6/2024	Expands jurisdiction to include state agency decisions
HB1635	McWilliams	relative to the definition of short-term rental.	House • Commerce and Consumer Affairs; House voted inexpedient to legislate on 3/20/2024	Changes STR definition to 30 days
HB1651	D. McGuire	relative to combining the board of tax and land appeals and the housing appeals board.	House • Judiciary; House voted inexpedient to legislate on 2/15/2024	Combines the HAB and BTLA

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Bill	Sponsors	Title	Last Action	Description
SENATE BILLS				
SB364	Innis	relative to establishing a historic housing preservation tax credit	Senate • Ways & Means; Senate passed with amendment; Finance; Senate referred to interim study on 3/13/2024	Creates a preservation tax credit; appropriates \$15M to InvestNH
SB384	Fenton	relative to a municipal loan and grant program for rental housing and making an appropriation therefor.	Senate • Election Law & Municipal Affairs; Senate referred to interim study on 3/5/2024	Creates a fund for municipal land banks
SB392	Rosenwald	relative to lead paint hazard remediation.	Senate • Finance; Senate tabled on 4/11/2024; died on the table 4/11/2024	Appropriates \$3M to the Lead Fund
SB454	Innis	increasing the annual real estate transfer tax revenue contribution to the affordable housing fund.	Senate • Finance; Senate passed with amendment on 2/8/2024 House • Ways and Means recommended interim study on 3/26/2024; tabled by the House on 5/2/2024	Increases the RETT distribution from \$5M to \$10M
SB518	Fenton	relative to incentivizing landlords to accept housing choice vouchers.	Senate • Commerce; Senate passed with amendment on 2/8/2024; Finance; Senate referred to interim study on 4/5/2024	Creates a landlord incentive fund
SB519	D'Allesandro	relative to evictions based on the owner's intent to renovate the property.	Senate • Commerce; Senate tabled on 4/5/2024; died on the table on 4/11/2024	Sets standards for renovation evictions
SB538	Perkins Kwoka	relative to zoning procedures concerning residential housing.	Senate • Election Law & Municipal Affairs; Senate passed with amendment on 4/5/2024 House • Municipal and County Government; House voted inexpedient to legislate on 5/2/2024	The "Homenibus" bill; expands RSA 79-E for commercial conversions to residential; enables alternative zoning amendment process; requires consideration of parking alternatives

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