

Amendment to SB 47

1 Amend the bill by replacing section 1 with the following:

2
3 1 New Section; Office of Planning and Development; Commission to Study Barriers to Increased
4 Density of Residential Development in New Hampshire. Amend RSA 12-O by inserting after section
5 58 the following new section:

6 12-O:58-a Commission to Study Barriers to Increased Density of Residential Development in
7 New Hampshire.

8 I. There is established a commission to study barriers to increased density of residential
9 development in New Hampshire. The membership of the commission shall be as follows:

10 (a) Three members of the senate, one of whom shall serve on the election law and
11 municipal affairs committee and one of whom shall serve on the energy and natural resources
12 committee, appointed by the senate president.

13 (b) Five members of the house of representatives, 2 of whom shall serve on the
14 municipal and county government committee and two of whom shall serve on the environment and
15 agriculture committee, appointed by the speaker of the house of representatives.

16 (c) The commissioner of the department of business and economic affairs, or designee.

17 (d) The commissioner of the department of environmental services, or designee.

18 (e) The executive director of the New Hampshire housing finance authority, or designee.

19 (f) One representative of the New Hampshire Association of Realtors, appointed by the
20 association.

21 (g) One person to represent builder and business interests, chosen jointly by the New
22 Hampshire Home Builders Association and the New Hampshire Business and Industry Association.

23 (h) One person to represent planning interests, chosen jointly by the New Hampshire
24 Planners Association, the New Hampshire Association of Regional Planning Commissions, and the
25 New Hampshire Municipal Association.

26 (i) One person to represent conservation interests, chosen jointly by the Society for the
27 Protection of New Hampshire Forests, the Nature Conservancy, and the New Hampshire Association
28 of Conservation Commissions.

29 II. The commission shall study issues related to the density of residential development in
30 New Hampshire. The commission's duties shall include revisiting the actions of the commission
31 established in 2019, 300:1, and shall specifically include, but not be limited to:

Amendment to SB 47
- Page 2 -

1 (a) Considering minimum standards of residential development density for different
2 housing types by considering the availability of public water and sewer infrastructure or other
3 appropriate alternatives and account for variability of environmental conditions.

4 (b) Studying the impacts of development including, but not limited to:

5 (1) School enrollment and property values;

6 (2) Traffic, the maintenance of roads, and public works department staffing;

7 (3) Required increases in municipal services such as police, fire, ambulance, town
8 hall offices hours/staffing;

9 (4) Trash removal services/transfer station hours and staffing; and

10 (5) Water resources.

11 (c) Considering potential model ordinances to support municipalities in their planning
12 work.

13 (d) Considering build out potential of existing residential properties, including single-
14 family homes, duplexes, triplexes, quadplexes, and other existing property types, based on the
15 existence of water/sewer infrastructure or lack thereof.

16 (e) Considering department of environmental services requirements for individual
17 sewage disposal systems contained in New Hampshire code of administrative rules chapter Env-Wq
18 1000 relative to overall load limit requirements, subdivision lot size requirements, flexibility for
19 shared systems and innovative/alternative technologies, and consideration for implementation of
20 septic systems on large tracts of land, which but for department of environmental services
21 regulations do not require subdivision.

22 (f) Recommending potential legislation resulting from the work of the commission.

23 III. The members of the commission shall elect a chairperson and clerk from among the
24 members. The first meeting of the commission shall be called by the first-named senate member.
25 The first meeting of the commission shall be held within 45 days of the effective date of this section.
26 A majority of the commission shall constitute a quorum. The commission shall be administratively
27 attached to the department of business and economic affairs, office of planning and development.

28 IV. Legislative members of the commission shall receive mileage at the legislative rate when
29 attending to the duties of the commission.

30 V. The commission shall submit an interim report of its findings and any recommendations
31 for proposed legislation to the president of the senate, the speaker of the house of representatives,
32 the senate clerk, the house clerk, the governor, and the state library on or before July 1, 2024 and
33 shall submit a final report on or before November 1, 2024.