

HB 1281 - AS INTRODUCED

2024 SESSION

24-2029

10/08

HOUSE BILL ***1281***

AN ACT relative to zoning restrictions on residential rental property.

SPONSORS: Rep. Pauer, Hills. 36; Rep. Aylward, Merr. 5; Rep. T. Lekas, Hills. 38; Rep. Santonastaso, Ches. 18; Rep. Wallace, Rock. 8; Rep. Read, Rock. 10; Rep. Damon, Sull. 8; Rep. Wheeler, Hills. 33; Rep. Barody, Hills. 39; Rep. A. Murray, Hills. 20; Sen. Murphy, Dist 16; Sen. Watters, Dist 4

COMMITTEE: Municipal and County Government

ANALYSIS

This bill prohibits a zoning ordinance or regulation from restricting the number of occupants in a residential rental property to less than 2 occupants per bedroom.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

AN ACT relative to zoning restrictions on residential rental property.

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

1 1 New Paragraph; Zoning; Authority; Rental Occupancy. Amend RSA 674:16 by inserting after
2 paragraph V the following new paragraph:

3 VI. In its exercise of the powers granted under this subdivision, the local legislative body of
4 a city, town, village district, or county in which there are located unincorporated towns or
5 unorganized places shall not adopt nor shall the city, town, village district, or county in which there
6 are located unincorporated towns or unorganized places enforce any code, ordinance, by-law, or
7 regulation related to the occupancy of residential rental property that restricts the number of
8 occupants to less than 2 occupants per bedroom based upon the existence of unrelated or non-
9 familial relationships between the occupants of such rental property. A local legislative body of a
10 city, town, village district, or county in which there are located unincorporated towns or unorganized
11 places shall not adopt nor shall a city, town, village district, or county in which there are located
12 unincorporated towns or unorganized places enforce any code, ordinance, by-law or regulation
13 related to the occupancy of residential rental property that requires the existence of familial
14 relationships between the occupants of such rental property.

15 2 Effective Date. This act shall take effect 60 days after its passage.