

LAKE REGION PLANNING
COMMISSION
LEGISLATIVE UPDATE
APRIL 2025

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NHMA Bill Tracker: FastDemocracy

The New Hampshire Municipal Association (NHMA) represents the interests of cities and towns before the New Hampshire General Court (House and Senate) and various state agencies based on its member-adopted [principles and policies](#). The New Hampshire legislative session happens each year between the months of January and June. Each legislative cycle, NHMA tracks state actions that could significantly affect New Hampshire's 234 municipalities.

In addition to the weekly [Legislative Bulletin](#), NHMA provides members access to FastDemocracy, an online bill tracking platform, for efficient, real-time updates to legislative activity of interest to members. Members do not need to create a FastDemocracy account to access this information, but they are able to create an account if they wish.

Click on the subgroups below to see information on bills from either the previous, or current legislative cycle within each category, and view the NHMA's stance on the measures. Subscribe to the bill list(s) to receive daily or weekly email updates, including new bill actions

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ALL BILLS

NHMA Supports

NHMA Opposes

Bills by Topic:

Municipal Managers, Administrators, Select Boards And Councils

Planning / Zoning / Land Use

Right-To-Know

State Aid

MUNICIPAL BUDGET

PROPERTY TAX

RETIREMENT

Education Funding

TAX COLLECTORS

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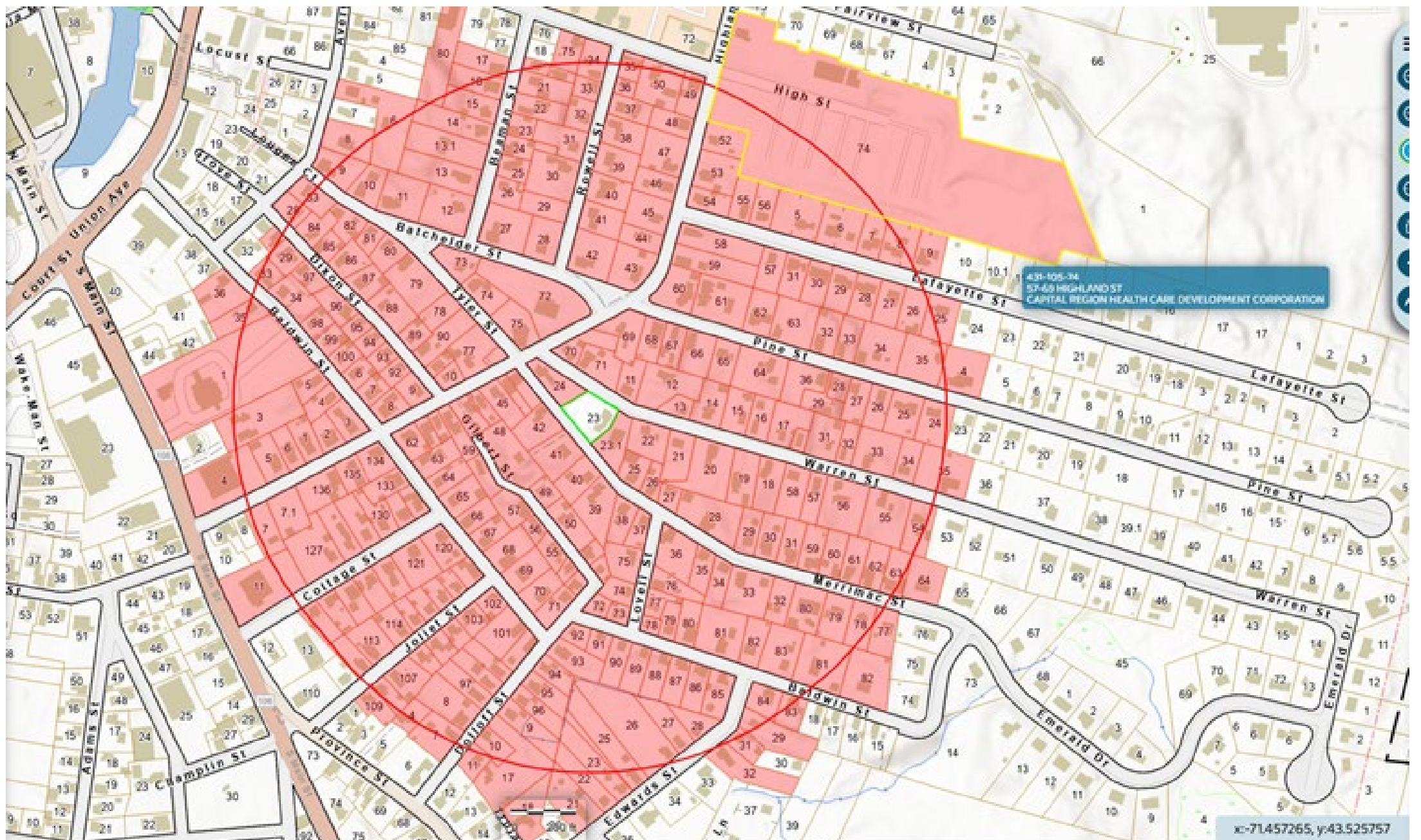
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HB410 (PASSED HOUSE, IN SENATE COMMERCE)

1. Limits minimum square footage of a dwelling unit to no greater than 200 sq ft or building code, whichever is greater.
2. Limits any lot size greater than $\frac{1}{2}$ an acre with water and sewer or 5 acres if not
3. Limits any frontage greater than 50 ft with water and sewer and 200 feet if not
4. Limits prohibition on residential use in commercial areas
5. Limits restrictions (other than noise, pollution, garbage or light) on any at home business in areas zoned residential.
6. No body for adjudicating empirical evidence put forward by municipality to allow for regulations which support health, safety, and welfare of community
7. Restrictions conflict with many other bills being considered - SB84, SB94, SB170, HB428, HB631

HB342, (PASSED HOUSE, IN SENATE COMMERCE)

Requires replication of existing density within 1,000 feet of property line without variance, with analysis being completed by the “zoning administrator”



439-105-34
57-63 HIGHLAND ST
CAPITAL REGION HEALTH CARE DEVELOPMENT CORPORATION

x:71457265, y:43.525757

SB 188 (PASSED SENATE, IN HOUSE HOUSING)

1. Allows independent provider to review documents or provide building inspections.
2. Municipality must provide files to independent provider in 2 days
3. Can audit but only after formal evaluation is created and no more than 4 times a month
4. Building permits would be issued by default if municipality doesn't issue in prescribed timeline 8 business days
5. Certificates of occupancy would be issued by default if municipality doesn't issue in prescribed timeline - 3 days unless SFH or duplex than have 5.
6. If independent provider provided requested revisions municipality has 1 extra day to approve or provide second written notice of deficiency.

SB84 (PASSED SENATE, IN HOUSE HOUSING)

AN ACRE: 43,560 SF

1. In a majority of land zoned residential no lot size shall be greater than 2 acres with no water and sewer
2. 1 acre with community water infrastructure
3. $\frac{1}{2}$ an acre if municipal or community sewer
4. DES septic and well regulations supersede

SB 170 (PASSED SENATE, IN HOUSE HOUSING)

1. Prohibits limits to road length as long as it complies with state fire code
2. Prohibits capping on number of housing lots on dead end roads
3. Required municipalities allow septic systems, wells, electric systems, drainage structures and other utilities to be placed in open spaces or perimeter buffers
4. Require municipalities to stamp and accept changes to plans in three days
5. Limits frontage and setback requirements to no more than 50 feet (must meet Shoreland)

SB 174, (PASSED SENATE, IN HOUSE HOUSING)

1. Prohibiting planning boards from considering the number of bedrooms a given unit or development has during the hearing and approval process.
2. Creates new definition of planning board to review and approve building permits, which would create confusion as currently authority having jurisdiction (AHJ), i.e. building official, building inspector; code enforcement officer, board of selectmen, etc.) reviews and approves building permits per process in RSA 155-A/674:51

HB 1- BUDGET

1. Cut \$100,000 of RPC Funding
2. this funding was reduced from approx 250K to 100K in 2015, has not been raised since, and is spread across all 9 RPCs (so each RPC receives only \$22K each biennium), so this is not significant funding.

HOWEVER, it is funding that almost all RPCs use as match funds to bring in other grants including NHDOT, NHDES, HUD, USDA and others. This means that for every dollar of TBG funding, RPC are bringing in between 5 & 8 additional dollars. This is fantastic leveraging and would be a loss for all RPCs.