



2025 State Legislative Session

January 2025



Overview



Political Context

2024 Wins

2025 Preview

Legislative Timelines

How To Engage?

Stay Connected



New Leadership

New Governor

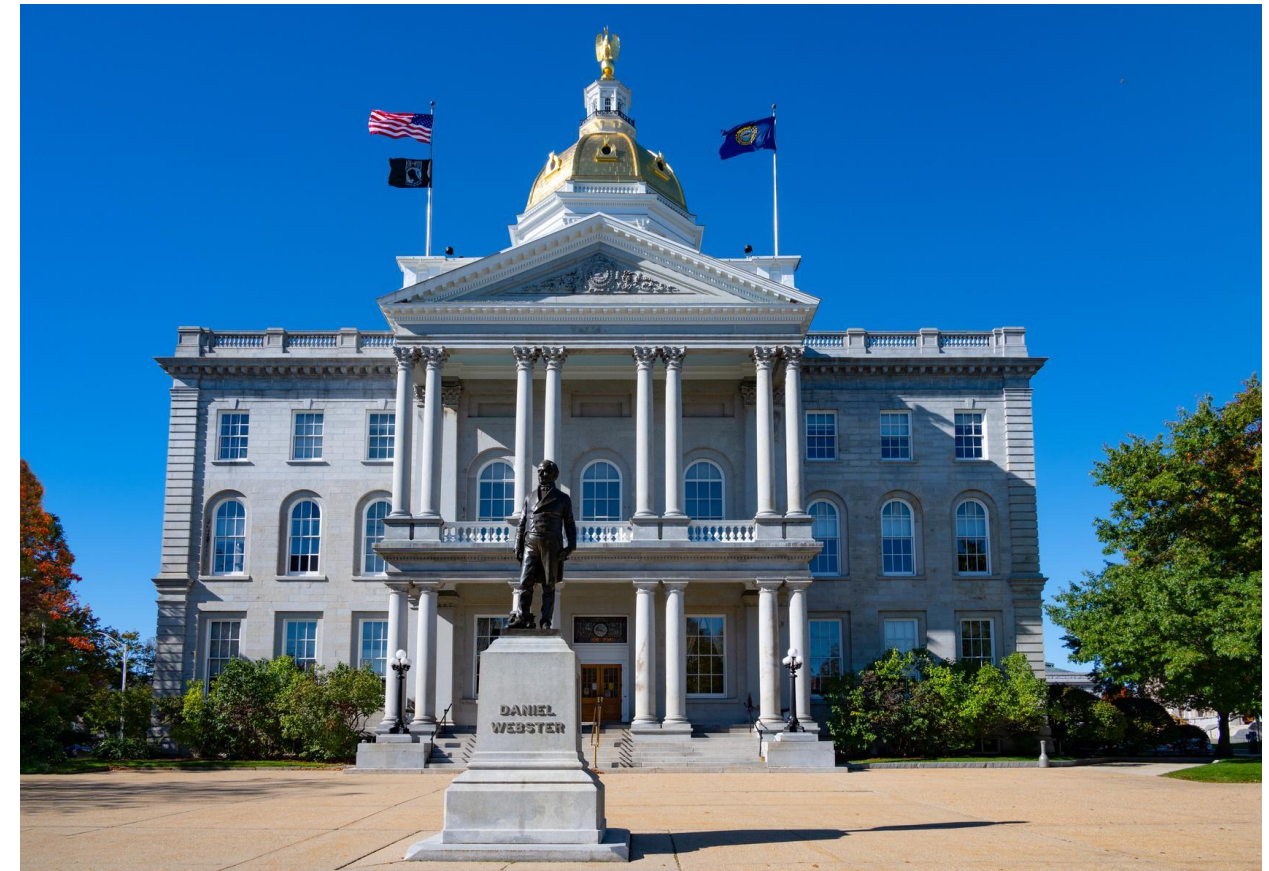
Governor Ayotte elected following eight years of Governor Sununu

New Senate President

Senator Sharon Carson elected Senate President following Senator Jeb Bradley's retirement

Housing Committee

The House of Representatives established a permanent Housing Committee to review legislative proposals



New Budget

New Hampshire operates on a biannual budget process

Growing Housing Caucus

Bipartisan Housing Caucus is continuing to grow in membership and influence

New Hampshire voters want more affordable housing *(even if they aren't the loudest voice)*

75%

Agree that more
affordable housing is
needed

61%

Agree more
multifamily housing is
needed

59%

Want more affordable
housing options in their
own neighborhood

2024 Wins



HB 1400: HOMEnibus / Reasonable Parking

Municipalities shall accept alternative parking solutions;

Municipalities cannot require more than 1.5 residential parking spaces per unit for studio and 1-bedroom units under 1000 square feet that meet the requirements for workforce housing under RSA 674:58, IV;

Municipalities shall not require more than 1.5 residential parking spaces per unit for multifamily developments of 10 units or more;

Expansion of 79-E to office conversions

Enabling local legislative bodies to accept zoning changes

HB 1361: Expansion of Manufactured Housing Law

Municipalities shall provide reasonable and realistic opportunities for manufactured housing and parks

SB 406: Homeless Services Supplemental Appropriation

Additional \$2.5 million for existing contracts

HB 1202: Driveway Permitting

DOT must issue permits within 60 days

HB 1065: Residential Conversions

Removes sprinkler requirement for conversions of up to 4 units

2025 Legislation: State Budget



Budget Overview

New Hampshire operates on a two-year budget cycle

Expiration of federal dollars, revenue decreases, and changes in the tax policy have lowered revenue for upcoming session

The budget is the main legislative vehicle for all spending priorities

Affordable Housing Fund

Additional appropriation to AHF

RETT Formula

Increase Real Estate Transfer Tax carve out

CDIP Tax Credit

Double the Community Development Improvement Program credit from \$5m to \$10m

Homeless Services Contract

Increase annual appropriation

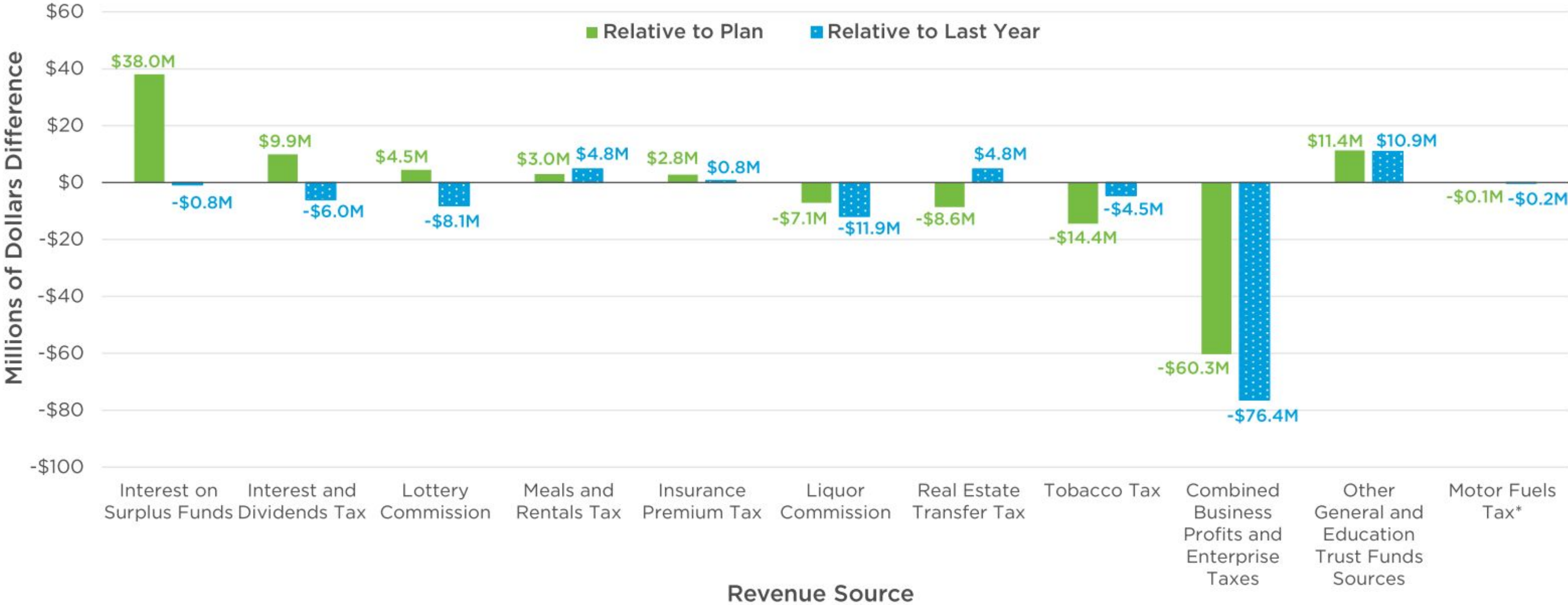
Eviction Prevention

Increase annual appropriation

2025 State Budget

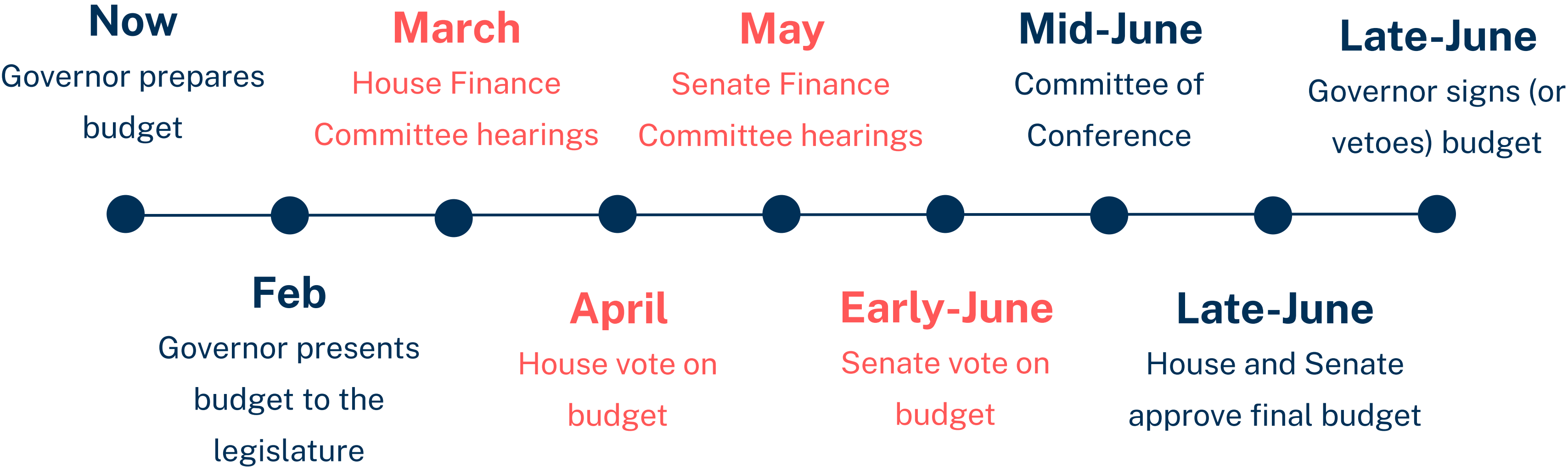


**DIFFERENCES FROM STATE REVENUE PLAN
AND PRIOR YEAR BY SOURCE, YEAR-TO-DATE**
*General and Education Trust Funds Revenues Excluding Statewide Education Property Tax,
New Hampshire, July-November State Fiscal Year 2025, Cash Basis*



*Note: Motor Fuels Tax is not a General or Education Trust Funds revenue source.
Sources: New Hampshire Department of Administrative Services, Monthly Revenue Focus, November FY 2025

State Budget Process



2025 Legislation: Housing Production



LSR 0967 (Senator Innis)

One-time \$25 million appropriation to the Affordable Housing Fund

Increase the Real Estate Transfer Tax appropriation to the Affordable Housing Fund from \$5 million to \$10 million annually

LSR 0944 (Senator Innis)

Double the Community Development Improvement Program Tax Credit from \$5 million to \$10 million per year with \$3 million dedicated to historic housing preservation (ie. proposals that convert historic buildings to housing).

2025 Legislation: Zoning and Regulations



LSR 0119: ADUs (Rep. Alexander)

Detached Accessory Dwelling Units (ADUs)
allowed by right

LSR 0883: Starter Homes Act (Rep. Alexander)

Science-based lot sizing in the majority of
single-family zoned land without water and
sewer infrastructure; smaller lots in public
water and sewer zones

LSR 1088 (Sen. Murphy) and LSR 0683 (Rep. Murray): Homes Near Jobs

Allow multi-family residential in commercial zones

LSR 1073: Faith in Housing (Sen. Abbas)

Flexible zoning for religious institutions that
develop housing on their property

2025 Legislation: Housing Stability



SB TBD (Sen. Birdsell): Funding

\$12 million per year for homeless services contracts; \$3 million per year for eviction prevention

SB TBD (Sen. Perkins Kwoka): Source of Income Discrimination

Prohibiting tenant discrimination towards voucher holders

OPPOSE

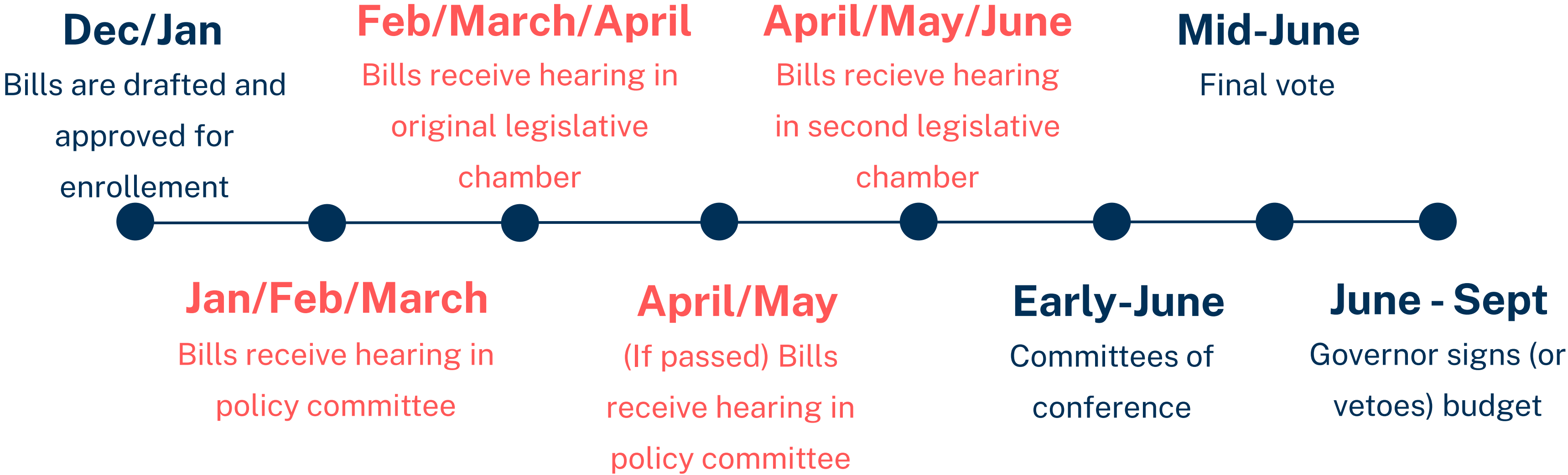
HB 60 (Rep. Lynn): Termination of Tenancy

Allows for no-cause evictions at the expiration of a lease

HB 348: Local Assistance Waiting Period

Allows municipalities to require up to 90 days of residency before applying for local welfare, and allows for limited proofs of that residency

Legislative Process



How To Engage



**Advocacy
Meeting**



**Tour or
Site Visit**



**Public
Testimony**



**Written
Outreach**

How To Engage

housingactionnh.org/policy/state/





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 NH 2025 HB 60




Last Action


 Introduced 01/08/2025 and referred to Housing HJ 2 House • Jan 08, 2025

Latest Version

 Introduced

Title: relative to the termination of tenancy at the expiration of the tenancy or lease term.

 Lynn

 Seidel

This bill amends existing law regarding the termination of tenancy by adding a new provision that allows for eviction based on the expiration of a lease or tenancy term if the original term is six months or longer. Specifically, it introduces a new subparagraph (i) to RSA 540:2, II, which stipulates that for leases or tenancies of six months or longer, or those that have been renewed to total six months or more, landlords must provide tenants with written notice at least 60 days prior to the termination date, indicating that the lease will not be renewed and that the tenant must vacate the property.

The bill effectively removes any ambiguity regarding the grounds for eviction related to lease expiration, ensuring that landlords follow a clear notification process. The new legal language inserted into the law emphasizes the requirement for written notice, while no specific deletions from current law are indicated in the text provided. The act is set to take effect on January 1, 2026. Statutes affected:

Introduced: 540:2

Track Bill

Thank you

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