

CONSENT CALENDAR

March 3, 2022

HOUSE OF REPRESENTATIVES

REPORT OF COMMITTEE

**The Committee on Municipal and County Government
to which was referred HB 1068,**

AN ACT relative to building codes for tiny houses.

**Having considered the same, report the same with the
following resolution: RESOLVED, that it is
INEXPEDIENT TO LEGISLATE.**

Rep. Jim Maggiore

FOR THE COMMITTEE

COMMITTEE REPORT

Committee:	Municipal and County Government
Bill Number:	HB 1068
Title:	relative to building codes for tiny houses.
Date:	March 3, 2022
Consent Calendar:	CONSENT
Recommendation:	INEXPEDIENT TO LEGISLATE

STATEMENT OF INTENT

Currently, a small home, greater than 400 square feet, can be built on a foundation and comply with state building code standards. A "tiny home" as defined in Appendix Q of the 2018 International Building Code can also be constructed on a foundation in compliance with state building codes. Universally acceptable standards do not currently exist for "tiny homes" on wheels. National industry experts expressed concerned that this bill would not have created a comprehensive standard for tiny homes on wheels. Standards are being developed for the American Society for Testing and Materials (ASTM) that will standardize the process for engineering requirements for "tiny homes" on wheels, expand on Appendix Q for tiny houses in the International Residential Code (IRC) certification, provide regulations for tiny house communities, and establish the potential for micro-grid utilities that connect multiple tiny houses in cluster communities. It will be better to wait for a comprehensive bill than to pass a bill that may prove to be flawed.

Vote 15-0.

Rep. Jim Maggiore
FOR THE COMMITTEE

Original: House Clerk
Cc: Committee Bill File

CONSENT CALENDAR

Municipal and County Government

HB 1068, relative to building codes for tiny houses. **INEXPEDIENT TO LEGISLATE.**

Rep. Jim Maggiore for Municipal and County Government. Currently, a small home, greater than 400 square feet, can be built on a foundation and comply with state building code standards. A “tiny home” as defined in Appendix Q of the 2018 International Building Code can also be constructed on a foundation in compliance with state building codes. Universally acceptable standards do not currently exist for “tiny homes” on wheels. National industry experts expressed concerned that this bill would not have created a comprehensive standard for tiny homes on wheels. Standards are being developed for the American Society for Testing and Materials (ASTM) that will standardize the process for engineering requirements for “tiny homes” on wheels, expand on Appendix Q for tiny houses in the International Residential Code (IRC) certification, provide regulations for tiny house communities, and establish the potential for micro-grid utilities that connect multiple tiny houses in cluster communities. It will be better to wait for a comprehensive bill than to pass a bill that may prove to be flawed. **Vote 15-0.**

Original: House Clerk

Cc: Committee Bill File

HOUSE COMMITTEE ON MUNICIPAL AND COUNTY GOVERNMENT

EXECUTIVE SESSION on HB 1068

BILL TITLE: relative to building codes for tiny houses.

DATE: February 15, 2022

LOB ROOM: 301 - 303

MOTIONS: **INEXPEDIENT TO LEGISLATE**

Moved by Rep. Maggiore

Seconded by Rep. Vann

Vote: 15-0

CONSENT CALENDAR: YES

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep John MacDonald, Clerk

HOUSE COMMITTEE ON MUNICIPAL AND COUNTY GOVERNMENT

EXECUTIVE SESSION on HB 1068

BILL TITLE: relative to building codes for tiny houses.

DATE: 2/15/22

LOB ROOM: 301-363

MOTION: (Please check one box)

- OTP
- ITL
- Retain (1st year)
- Adoption of Amendment # _____ (if offered)
- Interim Study (2nd year)

Moved by Rep. Maggione Seconded by Rep. LANN Vote: 15-0

MOTION: (Please check one box)

- OTP
- OTP/A
- ITL
- Retain (1st year)
- Adoption of Amendment # _____ (if offered)
- Interim Study (2nd year)

Moved by Rep. _____ Seconded by Rep. _____ Vote: _____

MOTION: (Please check one box)

- OTP
- OTP/A
- ITL
- Retain (1st year)
- Adoption of Amendment # _____ (if offered)
- Interim Study (2nd year)

Moved by Rep. _____ Seconded by Rep. _____ Vote: _____

MOTION: (Please check one box)

- OTP
- OTP/A
- ITL
- Retain (1st year)
- Adoption of Amendment # _____ (if offered)
- Interim Study (2nd year)

Moved by Rep. _____ Seconded by Rep. _____ Vote: _____

CONSENT CALENDAR: YES NO

Minority Report? _____ Yes _____ No If yes, author, Rep: _____ Motion _____

Respectfully submitted: 
Rep John MacDonald, Clerk



2022 SESSION

Municipal and County Government

Bill #: 1068 Motion: ITL AM #: _____ Exec Session Date: 2/15/22

<u>Members</u>	<u>YEAS</u>	<u>Nays</u>	<u>NV</u>
Dolan, Tom Chairman	15		
Piemonte, Tony Vice Chairman	1		
MacDonald, John T. Clerk	2		
Tripp, Richard P.	3		
Guthrie, Joseph A.	4		
Lascelles, Richard W.	5		
McBride, Everett P.			
Melvin, Charles R.	6		
Ayer, Paul F.			
Pauer, Diane	7		
Treleaven, Susan GS			
Gilman, Julie D.	8		
Maggiore, Jim V.	9		
Stavis, Laurel			
Mangipudi, Latha D.	10		
Vann, Ivy C.	11		
Klee, Patricia S.	12		
Gallager, Eric B.	13		
Rung, Rosemarie	14		
TOTAL VOTE:	15	0	

HOUSE COMMITTEE ON MUNICIPAL AND COUNTY GOVERNMENT

PUBLIC HEARING ON HB 1068

BILL TITLE: relative to building codes for tiny houses.

DATE: February 15, 2022

LOB ROOM: 301 - 303

Time Public Hearing Called to Order: 9:30 a.m.

Time Adjourned:

Committee Members: Reps. Dolan, Piemonte, J. MacDonald, Tripp, Guthrie, Lascelles, Melvin, Pauer, Maggiore, Gilman, Mangipudi, Vann, Klee, Gallager and Rung

Bill Sponsors:

Rep. Testerman

Rep. Maggiore

TESTIMONY

* Use asterisk if written testimony and/or amendments are submitted.

Rep. Maggiore - Request we go to ITL immediately. There is progress being made across the country. This bill does not resolve the issue of tiny homes on wheels.

Rep. Rung: Can the concerns be addresses through amendments? **ANS:** Possibly, but industry experts - we need to take some time to do it right.

Rep. Vann: Building code updates. Appendix Q? **ANS:** Yes, we are trying to get to the piece on wheels.

Stephen Daves - Supports the bill. Under 300 sq. ft. is illegal. City of Manchester, Appendix Q.

Rep. Vann: There is no way to formulate the question. **ANS:** Restrictive local ordinances 4,451 people who experienced homelessness. Imagine sleeping outdoors in this winter. If you oppose this bill, think about the homeless people. RLA most common lot of land in Manchester.

Rep. Piemonte: Has the homelessness increased dramatically? NH Municipal Association, Cordell Johnston said this would not help the homeless? **ANS:** I don't think creating a solution, when legislations have wanted home to go to.

Natch Greyes, NH Municipal Association - Opposes the bill. I support the ITL motion.

Mary Smith - Makes them lawful. I guess this bill is a lamb duck which is a shame. Less homelessness, lower prices. It does not coincide with common sense.

Rep. Ivy Vann - Under international building codes, Appendix Q - lays out the requirements for tiny houses that sit on the ground. They need a minimum square footage requirement. International building code sets the minimum standard. If people are having a problem, it is probably the minimum square footage.

Rep. Pauer: Tiny house allowed in a trailer park? **ANS:** I don't know.

***Rob Tardif, NH DES** - Concerned about holding tanks. Holding tanks would be illegal. Tiny home parks meet the same requirements for trailer parks.

Rep. Rung: Holding tank capacity? ANS: 2,000 gallons - expensive to pump. If the tank is working, structurally sound, then it is working.

Respectfully submitted,

Rep. John MacDonald
Clerk

House Remote Testify

Municipal and County Government Committee Testify List for Bill HB1068 on 2022-02-15

Support: 7 Oppose: 1 Neutral: 0 Total to Testify: 0

Export to Excel

<u>Name</u>	<u>City, State</u> <u>Email Address</u>	<u>Title</u>	<u>Representing</u>	<u>Position</u>	<u>Testifying</u>	<u>Non-Germane</u>	<u>Signed Up</u>
Morris, Ed	Enfield, NH townmanager@enfield.nh.us	A Member of the Public	Town of Enfield NH	Oppose	No	No	2/11/2022 1:13 PM
Wood, Jacqueline	Auburn, NH jackie_wood47@hotmail.com	A Member of the Public	Myself	Oppose	No	No	2/12/2022 10:29 AM
Smith, Bruce	Surry, NH surrsmith1953@gmail.com	An Elected Official	Myself	Oppose	No	No	2/12/2022 3:54 PM
Rhoades, Chuck	Dover, NH chuckrhoades@comcast.net	A Member of the Public	Myself	Support	No	No	2/12/2022 8:57 PM
Lucas, Janet	Campton, NH janluca1953@gmail.com	A Member of the Public	Myself	Oppose	No	No	2/13/2022 8:30 AM
Bates, David	Warner, NH dbates3@yahoo.com	A Member of the Public	Myself	Support	No	No	2/13/2022 4:19 PM
Kudlik, Cindy	Grafton, NH CindyKudlik@protonmail.com	An Elected Official	Myself	Oppose	No	No	2/13/2022 10:38 PM
Richardson, Daniel	Nashua, NH daniel6_22@comcast.net	A Member of the Public	Myself	Oppose	No	No	2/14/2022 7:17 AM
Goggans, Ron	campton, NH rongoggans@gmail.com	An Elected Official	Myself	Oppose	No	No	2/14/2022 11:19 AM
Miller, Gerald	Hampton, NH ghmiller2010@gmail.com	A Member of the Public	Myself	Support	No	No	2/14/2022 2:38 PM
Johnson, Teresa	Durham, NH dr.teresa.l.johnson@gmail.com	A Member of the Public	Myself	Support	No	No	2/14/2022 8:24 PM
Reeves, Joss	Durham, NH joseph.reeves@gmail.com	A Member of the Public	Myself	Support	No	No	2/14/2022 8:47 PM
Ingram, April	Warner, NH aandk@tds.net	A Member of the Public	Myself	Support	No	No	2/15/2022 8:10 AM

Campbell, Karen	Epsom, NH klynnccampbell50@gmail.com	A Member of the Public	myself	Support	No	No	2/15/2022 8:28 AM
Fraysse, Michael	Epsom, NH mikefraysse@gmail.com	A Member of the Public	Michael Fraysse	Support	No	No	2/15/2022 8:29 AM
Robidoux, Elizabeth	Town of Auburn, NH elizabethrobidoux@gmail.com	A Member of the Public	Myself	Oppose	No	No	2/15/2022 9:12 AM
Sioras, George	Derry, NH georgesioras@derrynh.org	A Member of the Public	Myself	Oppose	No	No	2/15/2022 9:20 AM
Campbell, Karolyn	Epsom, NH kkcampbell43@yahoo.com	A Member of the Public	Myself	Support	No	No	2/15/2022 9:20 AM

HB 1068 - AS INTRODUCED

2022 SESSION

22-2126
10/11

HOUSE BILL **1068**

AN ACT relative to building codes for tiny houses.

SPONSORS: Rep. Testerman, Merr. 2; Rep. Maggiore, Rock. 22

COMMITTEE: Municipal and County Government

ANALYSIS

This bill defines tiny houses and provides for the authority and requirements for municipal regulation.

Explanation: Matter added to current law appears in **bold italics**.
 Matter removed from current law appears ~~[in brackets and struck through.]~~
 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

1 III. A tiny house used for habitation shall be connected to both a public water system or a
2 private well and to a public sewer system or a subsurface wastewater disposal system that has been
3 approved by the department of environmental services. Alternatively, a tiny house used for
4 habitation may include self-contained drinking water and sanitary systems. A self-contained waste
5 water system may not discharge any waste or liquid.

6 IV.(a) If built on a chassis, a tiny house used for habitation shall be taxable as real estate,
7 but shall not otherwise be regarded as real property.

8 (b) If a tiny house is located on the land of another, the owner of the tiny house shall be
9 liable for property taxes on the tiny house according to RSA 72:7-a unless exempted under RSA 72:7-
10 d.

11 (c) When a tiny house on wheels is removed from a property, the owner of such tiny
12 house shall notify the municipality in order to remove the property tax liability.

13 674:79 Tiny House Parks. Municipal zoning ordinances shall also make provision for locating
14 tiny homes in group park settings of at least 4 units, in which no more than one of the units may be
15 the park property owner. Units shall be adequately spaced to allow for access by firefighting
16 apparatus. The overall lot size shall be at least 10,000 square feet, but if the park is not served by
17 public water and sewer, then the park or units shall meet the minimum overall lot-size standards for
18 a community system. The property owner shall have discretion to use either individual lots or a
19 single lot and either individual or community wastewater and drinking systems.

20 2 Effective Date. This act shall take effect 60 days after its passage.