

Amendment to HB 265

1 Amend the bill by replacing all after the enacting clause with the following:

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3 1 Accessory Dwelling Units. Amend RSA 674:72, I to read as follows:

4 I. A municipality that adopts a zoning ordinance pursuant to the authority granted in this  
5 chapter shall allow accessory dwelling units as a matter of right or by either conditional use permit  
6 pursuant to RSA 674:21 or by special exception, in all zoning districts that permit single-family  
7 dwellings. One accessory dwelling unit shall be allowed without additional requirements for lot  
8 size, frontage, space limitations, or other controls beyond what would be required for a single-family  
9 dwelling without an accessory dwelling unit. The municipality is not required to allow more than  
10 one accessory dwelling unit for any single-family dwelling. ***The municipality may prohibit***  
11 ***accessory dwelling units associated with multiple single-family dwellings attached to***  
12 ***each other such as townhouses, and with manufactured housing as defined in RSA 674:31.***  
13 ***Subsequent condominium conveyance of any accessory dwelling unit separate from that of***  
14 ***the principal dwelling unit shall be prohibited, notwithstanding the provisions of***  
15 ***RSA 356-B:5, unless allowed by the municipality.***

16 2 Effective Date. This act shall take effect upon its passage.

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**AMENDED ANALYSIS**

This bill authorizes a municipality to limit the right to have an accessory dwelling unit for certain single-family dwellings and prohibits condominium conveyance of an accessory dwelling unit.