

## SUMMARY OF CHANGES

The following table summarizes the substantial changes that have been made in this 2025 version of the *Planning Board in New Hampshire: A Handbook for Local Officials* since the 2024 Handbook update.

CHAPTER	IMPACTED PAGE #S	DESCRIPTION OF CHANGE
<b>Global Changes</b>	All	Year references updated on the cover page and in the footer. Year references removed for legislative changes to the RSAs enacted prior to 2025. Updated links throughout. Typographical, grammatical, and formatting changes. For additional guidance on 2025 legislative changes affecting planning boards see <a href="#"><i>BEA's 2025 Changes to Planning and Zoning Statutes: A Guide for Municipalities</i></a> .
<b>Chapter I: Organization</b>	I-3	<b>Legislative related addition of information under “PLANNING BOARD MEMBERS SERVING ON OTHER BOARDS”</b> related to <b>2025 HB 92</b> adding paragraph V to RSA 673:3 requiring individuals that serve on both the Planning Board and Zoning Board of Adjustment (ZBA) to recuse herself or himself from voting on matters in their capacity as a ZBA member, previously decided by or pending before the Planning Board.
	I-6-7	<b>Legislative related addition of information under “ACCESS TO PUBLIC RECORDS AND MEETINGS”</b> related to <b>2025 HB 265</b> amendment to RSA 91-A:2, II, to require that minutes of all meetings of a public body including nonpublic sessions shall include the start time and end time of the meeting, and name of the person who produced the minutes.
<b>Chapter III: Regulatory Functions</b>	III-3	<b>Legislative related correction and addition of information under the <u>Step 4. Prepare Subdivision and Site Plan Review Regulations/Preparing Subdivision Regulations (RSA 674:36)</u> section under “STEPS TO ALLOW THE REGULATION OF SUBDIVISIONS AND SITE PLAN REVIEW”</b> related to <b>2025 HB 428</b> which repealed RSA 674:51 and moved the prohibition on requiring existing buildings with up to 4 units from being sprinklered to RSA 155-A:3, IX beginning July 1, 2026.
	III-5	<b>General correction of information under the section <u>Step 5. Adopt Subdivision and Site Plan Review Regulations (RSA 675:6)</u> section under “STEPS TO ALLOW THE REGULATION OF SUBDIVISIONS AND SITE PLAN REVIEW”</b> related to notice of hearing being posted on the municipal website.
	III-7-8	<b>General clarification and legislative-related and additions under “ZONING ORDINANCE” section:</b> <ul style="list-style-type: none"> <li>• Clarification related to recent years’ changes to RSA 674:16 related to limitations placed on municipal zoning for home-based child care, parking, relationship of occupants, or the number of occupants per bedroom.</li> <li>• <b>2025 HB 457 and 2025 SB 284</b> amendments to RSA 674:16 limiting municipal zoning authority, particularly regarding housing. Municipalities may not require more than one parking space per dwelling unit, limit occupancy to fewer than two people per bedroom, or restrict who may live together based on relationships, marital status, occupation, employment, or student status</li> <li>• <b>2025 HB 168</b> amendment to RSA 674:21, V to include “public works facilities” in the list of eligible capital facilities that a municipality may impose impact fees for to offset the cost of construction or improvement of.</li> </ul>
	III-16	<b>Legislative-related changes under “STATE MINIMUM DRIVEWAY STANDARDS”</b> related to <b>2025 SB 153</b> adding paragraph IV-b to RSA 236:13 which requires the New Hampshire Department of Transportation (DOT) to provide an option for an applicant to pay a surcharge to NH DOT to receive expedited permitting of major entrances for residential uses of 20 units or greater.
<b>Chapter IV: Innovative Land Use Controls (RSA 674:21)</b>	IV-2	<b>Renaming section “TRANSFER OF DENSITY RIGHTS” to “TRANSFER OF DENSITY AND DEVELOPMENT RIGHTS” and related changes in the section text.</b>
	IV-3	<b>Legislative-related addition and general correction under “IMPACT FEES” section</b> related to <b>2025 HB 168</b> amendment to RSA 674:21, V to include “public works facilities” in the list of eligible capital facilities that a municipality may impose impact fees for to offset the cost of construction or improvement of. General correction or RSA 674:21, V(1) reporting requirement provisions for impact fees.
	IV-3	<b>RSA correction under “VILLAGE PLAN ALTERNATIVE SUBDIVISION section: RSA 674:21, I(m)</b> instead of (n)
	IV-4	<b>General addition under “INTEGRATED LAND DEVELOPMENT PERMIT” section: added RSA 489:9, V.</b>
	IV-4-9	<b>Reorganization of planning and development techniques into Optional Techniques and Mandatory Techniques required by statute including RSA 674:32, 674:58-61, and 2025 HB 577 and 2025 HB 631</b>

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	IV-7	<b>Legislative-related addition under “OTHER PLANNING AND DEVELOPMENT TECHNIQUES” new paragraph “PATTERN ZONING”</b> related to <b>2025 HB 2</b> addition of paragraph VIII to RSA 674:43 about Pattern Zoning.
	IV-7-9	<b>Legislative- related addition under “ACCESSORY DWELLING UNIT STANDARDS”</b> related to <b>2025 HB 577</b> amendments to RSA 674:71-73 ADU, requiring one attached or detached ADU to be allowed by right on all properties where single-family dwellings are permitted.
	IV-9	<b>Legislative-related addition of the “MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES”:</b> related to <b>2025 HB 631</b> adding RSA 674:79-80 creating a new requirement that beginning July 1, 2026 multi-family development be allowed on commercially zoned land under certain conditions.
<b>Chapter V: Application, Submission, and Review Procedures</b>	V-7	<b>General corrections to the “List of Abutters” section under “STEP 1: FILE THE APPLICATION (RSA 676:4, I(B))</b> related to definition of abutter in RSA 672:3 for the purposes of notification and deleting language about old Supreme Court decision that is no longer relevant.
	V-7-8	<b>General addition to the “Filing Fees” section under “STEP 1: FILE THE APPLICATION (RSA 676:4, I(B))</b> related to adding RSA 673:16 III language.
	V-9	<b>General addition of information to the “STEP 2: NOTICE OF PUBLIC HEARING (RSA 676:4, I(D))” section</b> related to RSA 21:53 definition of verified mail, and other requirements for sending the notice of public hearing under RSA 676:4, I(D).
	V-14	<b>General addition of information to the “Review of Application” under “STEP 5: FORMAL CONSIDERATION (RSA 676:4, I(C))”</b> related to RSA 676:3, I requirements for a written decision to disapprove an application based upon failure of the applicant to supply information, meet deadlines, or pay required fees.
	V-19	<b>General addition of information under “Posting of Bond or Other Surety” section under “STEP 6: THE DECISION (RSA 676:4, I)”</b> related to RSA 674:36, IV requirement for planning boards to allow road and utility construction to start without a bond.
	V-23-24	<b>Legislative-related change under “STATUTORY VESTING (RSA 674:39)”</b> related to <b>2025 HB 413</b> amendment to RSA 674:39 increasing time-periods for reaching “active and substantial development” and “substantial completion” for exemption from local land use regulation changes after date of approval for approvals issued on or after July 1, 2023.
	V-29	<b>Legislative-related change under section “Scale” under “ZONING ORDINANCE”</b> related to <b>2025 HB 284</b> amendment to RSA 674:16, VII, prohibiting municipalities from requiring more than one residential parking space per unit beginning September 13, 2025.
V-39	<b>Legislative-related change under section “Parking” under “LAYOUT OF STREETS, UTILITIES, AND LOTS”</b> related to <b>2025 HB 284</b> amendment to RSA 674:16, VII.	
<b>Chapter VI: Working with Other Boards &amp; Organizations</b>	VI-2-4	<p><b>Legislative-related changes under section “BOARD OF SELECTMEN”</b> related to:</p> <ul style="list-style-type: none"> <li>• <b>2025 SB 281</b> amendment to RSA 674:41, I(c) prohibiting municipalities from denying building or occupancy permits for property adjacent to Class VI roads under certain circumstance beginning July 1, 2026</li> <li>• <b>2025 HB 296</b> amendment to RSA 674:41, I(d)(1) creating option for governing body to create private road policy for issuing building permits along private roads (in lieu of planning board review and comment); and</li> <li>• <b>2025 HB 2</b> amendments creating a new process for governing body to designate municipally owned land for residential use and for planning boards to permit these properties used expedited review under RSA 676:4, III.</li> </ul>
<b>APPENDIX C: Suggested Rules of Procedure for Planning Boards</b>	C-2, 4, 6	<ul style="list-style-type: none"> <li>• <b>General addition of information and corrections</b> related to Planning Board quorum requirements, posting notices on the municipal website, and verified mail, and</li> <li>• <b>Legislative-related</b> changes related to <b>2025 HB 265</b> amendment to RSA 91-A:2,II requiring that a public body's meeting minutes include start and end times of the meeting and the printed name of the person who produced the minutes.</li> </ul>
<b>APPENDIX G: How to Be a Good Board Member</b>	G-2	<b>Legislative-related changes</b> related to <b>2025 HB 92</b> amendment to RSA 673:3, V requiring recusal of members of zoning boards of adjustment and planning boards in certain circumstances