



Accessory Dwelling Units (ADU's) in New Hampshire

What are Accessory Dwelling Units?

According to (NH) SB 146, *“accessory dwelling unit” means a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.*

These have been referred to as “mother-in-law apartments” or “granny flats.” They may also be detached, as over a garage or in an outbuilding on a property

What needs do they fulfill?

This type of home may be an affordable option for young workers or students. In addition, for those who wish to stay in their home as they age but may need/want financial assistance or simply having someone around (whether related or not), but separate, this can be a good option. For example, older parents can live in an ADU of the home of one of their offspring (or vice versa). Or an empty nester may have a student or young working person live in an ADU.

Are there any RSA's related to them?

SB 146 was signed on March 16, 2016, and will go into effect on June 1, 2017.

[Click here for the full bill.](#)

How have NH municipalities incorporated ADU's into their housing ordinances? Many have done so. See especially Hollis, Dover and Londonderry.

For more information on this topic in general:

<https://accessorydwellings.org/what-adus-are-and-why-people-build-them/>

<http://frameworks.ced.berkeley.edu/2011/accessory-dwelling-units/>

Accessory Dwelling Units: Case Study <https://www.huduser.gov/portal/publications/adu.pdf>