Effective July 1, 2025, New Hampshire law (RSA 674:71–73) requires municipalities to allow at least one accessory dwelling unit (ADU) per single-family lot by right, whether attached or detached. Key rules include: no required, familial relationship between residents, no single-bedroom limits, a minimum allowable size of 750 sq ft, and no requirement for separate septic systems.

Key Aspects of NH ADU Regulations

- **Permitted by Right:** Municipalities must allow at least one ADU (either attached or detached) on any lot with a single-family dwelling.
- **Definition & Size:** An ADU is a self-contained unit with living, sleeping, cooking, and sanitation facilities. While cities can set their own, they are encouraged to allow up to 950 square feet or more.
- **No Mandatory Familial Relationship:** Towns cannot require that the occupant of the ADU be related to the owner of the main house.
- **Design & Structure:** ADUs can be created from existing structures (like garages) regardless of setback or lot coverage nonconformities.
- **Separate Utilities:** Municipalities cannot deny the establishment of a separate electrical panel or service.
- **Parking:** Municipalities may require up to one additional parking space for the ADU.
- **Owner Occupancy:** Local regulations may require the owner to live in either the primary unit or the ADU.
- **Rental Restriction:** While they can be used as rentals, ADUs generally cannot be sold separately from the primary dwelling (i.e., no condo conversion) unless specifically allowed by the town.

For specific, up-to-date zoning regulations, it is necessary to check with the local municipal planning department, as they can set reasonable requirements on aspects like, for example, exterior design.