



WHAT MADE  
TINY HOMES  
SO.....BIG???

REGULATIONS  
VS  
TINY HOMES



# WHAT'S THE CONCERN

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**NIMBY**

- Many NH communities ‘regulate’ growth with large lot sizes
  - Property Tax driven
  - Often misunderstood to be adequate lot for “well and septic” when purpose is rather too slow—or even prevent— growth
- Some NH communities have established a “minimum house size”
- So, the problem? Tiny Homes challenge the ‘norm’
  - The same ‘norm’ folks can’t afford—especially workforce, elderly, etc.



# Tiny Homes/Houses



- By definition, <400 sq.ft in size;
- Prefer Green technologies (composting toilets, solar, etc)
- Reduced Carbon footprint.....by limiting footprint
  - Efficiency over size
  - Challenges Tax and Subdivision Model of most NH communities
- Easily relocated....hook up and go



# STATE

## Multiple attempts at State legislation

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[HB312](#)

Pass

Establishing a committee to study tiny houses.

[\[Detail\]](#)[\[Text\]](#)[\[Discuss\]](#)

**2019-06-20**

Signed by Governor Sununu 06/18/2019;  
Chapter 82; Eff: 06/18/2019

[SB482](#)

Intro  
*Sine Die*

Relative to building codes for tiny houses.

[\[Detail\]](#)[\[Text\]](#)[\[Discuss\]](#)

**2020-06-16**

Vacated from Committee and Laid on  
Table, Motion Adopted, Voice Vote;  
06/16/2020 Senate Journal 8

[HB588](#)

Intro  
*Sine Die*

Relative to building codes for tiny houses.

[\[Detail\]](#)[\[Text\]](#)[\[Discuss\]](#)

**2021-03-12**

Minority Committee Report: Ought to  
Pass

[HB1068](#)

Intro  
25%

Relative to building codes for tiny houses.

[\[Detail\]](#)[\[Text\]](#)[\[Discuss\]](#)

**2022-03-11**

Inexpedient to Legislate: Motion Adopted  
Voice Vote 03/10/2022 House Journal 5



# LOCAL



- Not advocating for ‘state regulation’.....HOWEVER
- Municipalities should be educated as to how tiny homes may provide a tool to provide affordable—note the “a” not “A”—or elderly, and even workforce housing.
  - Suggesting that tiny=fad or “the new ‘trailer’” is inaccurate.
- Education is critical, absent State legislation, as many communities can only proceed under ‘open space’ or ‘conservation’ subdivision models.



# The Reality



- IRC has no issue with Tiny Homes (without wheels);
  - Some interpretations suggest a home could be built at 70 Sq. Ft.
  - Introduction of Appendix Q, 2018 Edition and adopted by Legislation 2021.
- Tiny homes do not impact property values—but they change the market of a community
  - Their value increases with their affordability and efficiency model; few can afford the ‘McMansion’ model that has largely ‘filled’ the large lots of NH
- Tiny Homes—in communities or individually—are **NOT CHEAP**, they’re more affordable



# Thank You

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