



H.602: Administration 2026 Legislative Housing Proposals

January 21, 2026

Context

2025 Housing Bills: H.602 builds upon proposals included in H.412 & S.102 (introduced in first session of biennium).

Collaboration: Administration continues to engage with and contribute to proposals of partners.

Internal Efforts: Administration is undertaking broad interagency coordination efforts to improve housing, land use, and permitting.

Long-term vision: Many Administration efforts currently underway are setting up future legislative engagement (e.g., off-site housing construction, land banking)

Context

H.602 Act 250 Sections:

- Road Rule Repeal
- Extend Interim Act 250 Housing Exemptions: 2027 → 2030
- Tier 1B: ~~opt-in~~ opt out
- Tier 1A:
 - Allow municipality to contract with RPC or other for capacity
 - Municipality not required to assume jurisdiction of existing Act 250 permits

Context: 802 Homes



Age-In-Place



Narrow Lot



Village



Side-by-Side



“Telescoping Home”
Aggregation Pattern



H.602 Sec. 8, 9 and 10: By-Right Housing

Expand by-right housing for infill housing designs to all municipalities statewide

- The **802 Homes** initiative will put 10 construction-ready, context-sensitive plans of **ADUs, Single-family homes, and 3- and 4-unit multifamily buildings** in the hands of small-scale developers to accelerate the timeline from site selection to move-in day.
- This proposal will make certain designs pre-approved statewide – including 802 Homes designs – as of July 1, 2027, providing greater predictability, and reduced time and cost for new housing construction.

Sec. 8 & 9:

- Establishes authority for DHCD to designate designs to be a permitted use and prevents municipalities from enacting regulations that restrict these.

Sec. 10:

- Sets forth process for adopting these designs, including a public hearing and public comment period
- Designs shall be posted publicly on DHCD's website.
- Municipality shall adopt these designs as permitted and may not undertake discretionary review.

H.602 Sec. 11: Housing Targets in Municipal Plan

Incorporate Housing Targets in municipal planning

Act 47 of 2023 (the HOME Act) established statewide and regional housing targets which have been used to establish municipal housing targets statewide. Act 181 of 2024 requires that DHCD measure progress, identify constraints, and propose remedies.

This provision will require that the municipality analyze their 20-year housing targets, and the municipal plan must:

- demonstrate how the municipality will accommodate their housing targets,
or if they cannot,
- the municipality shall identify the regulatory or physical constraints preventing the municipality from achieving the housing targets and describe what actions the municipality may take to accommodate the projected need.

Note: Sec. 12-16. is not consistent with
Administration's Proposed budget and thus is not
current with 2026 Admin. housing proposals.