

### **SB 557 Appeals Board for Land Use Decisions (Summarized from NHMA Bulletin)**

- SB 557 would establish a “housing appeals board.” The purpose is to make appeals faster and less expensive.
- The board would comprise three members “learned and experienced in questions of land use law or housing development or both,” appointed by the Supreme Court.
- The board would have concurrent jurisdiction with the superior court to hear and decide appeals of local land use board decisions on “questions of housing and housing development.”
  - An applicant (but not an abutter or other affected party) could appeal to the housing appeals board, or to the superior court. Choosing one route would waive the right to the other.
  - Decisions of the housing appeals board could be appealed to the Supreme Court.
- Unclear if “questions of housing and housing development” includes all issues involving residential property, or just the development and building of housing? For example, would it include an appeal from the denial of a variance for a garage? Would home businesses be covered?