



2025

Annual Report

A Year of Impact, Growth & Momentum

It is with immense pride and gratitude that I address you as President of the NH Home Builders Association. As we close the book on another transformative year and review the 2025 Annual Report, I am truly inspired by what we have accomplished together.

This association is more than just a trade association; it is a community and the collective voice for building professionals across New Hampshire. It means the world to me to be among dedicated peers who are committed to innovation, quality, and the future of housing in our state.

The successes outlined in this report, from our crucial legislative victories like **One State, One Code** and the passage of **ADU by Right**, to the streamlining of the NHDOT and NHDES permitting processes, are a testament to your advocacy and support. Every legislative win, every successful defeat of a harmful mandate like the **2021 Energy Code**, directly impacts your business, saves you time and money, and makes housing more attainable for all New Hampshire residents.

I am also incredibly proud of the vibrancy we've seen in our association through our **Beers with Builders** networking series, the growth of the **Keene Home Expo**, and the record-setting **Cornerstone Awards**. The expansion of our educational offerings, including the new micro-credential programs with New England College, ensures we are not just building homes, but building careers.

To have been a part of this continued success, alongside our dedicated State and Local Associations, as well as our outstanding staff, is an honor. Thank you for your trust, your membership, and your tireless work. I look forward to continuing this momentum with you in the year ahead.

Sincerely,



Matt Menning

President, NH Home Builders Association





Welcome to the inaugural edition of the **NH Home Builders Association Annual Report.**

Each month, your Board of Directors receives updates from the CEO, and our nearly 600 members hear from us through the monthly newsletter, but this year, we wanted to put everything in one place. A clear overview. A look back at what we accomplished together.

If you find this format helpful (or have ideas to make it better), please let us know.

We have added some new faces to the State and Local Associations, both in leadership and Executive Officers.

The 2026 NHHBA officers are:

President Eric Jackson, The Stabile Companies

Vice President Brittany Dube, Dube Plus Construction

Treasurer Tara Saxton, KTM Modulares

Secretary Alexx Moasteiro, Gove Group

Vice President of Associates Ken Paul, NH Mutual Bancorp

Local changes in leadership:

Lakes Region Home Builders and Remodelers Association (new President and EO)

President Eric LaPlante, Summit 48 Construction

Executive Officer Lorella Volpe

Southern NH Home Builders and Remodelers Association (new President and EO)

President Alison Milioto, Blue Lion

Executive Officer Kelly Scobbie



Legislative Wins: Cutting Red Tape & Saving Time

Time is money, and during the 2025 legislative session, NHHBA prioritized reforms that reduce delays, simplify processes, and increase accountability. The initiatives below originated from NHHBA and **don't include all other housing-related bills that passed**, just the ones **we directly championed**.



a. One State, One Code — HB 428

Local jurisdictions can no longer adopt building codes beyond what the State has adopted into law. Existing local codes may remain (frozen), but towns cannot expand them. Current standards: **2018 energy codes** and **2021 building codes**.



b. ADU by Right — HB 577

Accessory Dwelling Units are now allowed in every municipality, attached or detached, as long as they meet setbacks and septic/water capacity.

Key details:

- Max size: **950 sq. ft.**
- Must maintain architectural consistency with the primary residence
- Allowed its own electrical service
- If the lot meets requirements, approval is **by right**, not discretionary

This is a major step forward for housing flexibility and affordability.



c. NHDOT Driveway Permit Fast-Track — SB 153

Projects with **20+ units** can now enroll in a fast-track state driveway permit process. What was once up to **18 months** is now **60 days**, provided the application packet is complete.

This is a self-funded program (no new tax dollars), but it significantly reduces delays.



d. NHDES AOT Streamlining — HB 2

We worked with NHDES to collapse a three-agency process (Natural Heritage Bureau → Fish & Game → DES) into **one point of contact**.

Outcome:

- Faster turnaround
- Less confusion
- Expanded AOT threshold from **100,000 to 150,000 sq. ft.**



e. Third-Party Inspections — SB 188

Builders may now hire approved, licensed third-party inspectors for electrical, plumbing, and framing.

Towns cannot deny this option.

This helps solve staffing shortages and prevents bottlenecks in smaller towns.



f. Low-Income Housing Tax Credit Fix — SB 173

NHHBA helped close a loophole that discouraged the development of the workforce and low-income housing.

The result:

- Fairer assessments
- More transparency
- More workable system for builders



g. Escrow Accounts & Upgrade Charges — SB 26

Working collaboratively with the NH Attorney General's office, we clarified how builders can collect payment for buyer-requested upgrades **before closing**.

Not glamorous, but a significant fix that protects both builders and consumers.



h. The 2021 Energy Code (Green Energy Tax) Defeated Again — HB 96

NHHBA successfully opposed mandatory adoption of the 2021 Energy Code, which would have added **\$76 million** in construction costs statewide and taken an estimated **58 years** to recoup.

Our stance remains simple:

Builders will produce any home a client wants, but it should be the consumer's choice, not a government mandate.





Networking: Keeping Builders Connected

We didn't spend all year at the State House. We traveled the state for our casual “**Beers with Builders**” networking series, sometimes **Pizza & Plywood**, sometimes **Bagels with Builders**, always focused on connecting professionals in an informal setting.

In 2025, we held events in:

Bedford, Rochester, Portsmouth, Manchester, Nashua, Swanzey, Londonderry, Newport, Keene, Claremont, Walpole, Concord, and West Lebanon.

These events, along with those hosted by our Lakes Region and Southern NH associations, strengthen community, referrals, and shared knowledge all at no cost to members.

Education: Training That Saves You Time & Money

Through our partnership with **NH SAVES**, we continued offering **OSHA 10 certification** classes statewide, all **free to anyone living in New Hampshire**.

In 2026, we're expanding education through a new partnership with **New England College** to launch micro-credential programs in:

- Small business management
- Human resources
- AI for project management
- And other skills requested by you

Three micro-courses = one certificate

Certificates can build toward an **Associate's degree**, which can roll into a **Bachelor's Degree**.

These are designed to:

- Be short in duration
- Deliver high impact
- Provide accessible, accredited training for your entire office
- Counter the stigma that “trades don't lead to higher education” because they can.

Major Events

Cornerstone Awards – 35th Anniversary

With more than **110 entries** and nearly **350 attendees**, the 2024 Cornerstone Awards were our biggest yet.

The 2025 presentation event takes place on **January 27, 2026, in Concord.**

Learn more: nhcornerstoneawards.com

NH State Home Show – 58th Anniversary

Over **4,600 attendees** and **300 booths** filled the floor.

This year debuted the **New England Pavilion**, giving small local businesses premium exposure.

The **Beer & Wine Garden** returns in 2026, featuring local brewers, distillers, and wineries.

Learn more: nhstatehomeshow.com

Keene Home Expo

Now drawing **1,300+ guests**, the Keene expo continues to grow. Expect an even bigger presence in 2026.

Clays & Contractors

A new 2025 tradition, a shooting sports networking event in Sullivan County, and one we look forward to expanding.

BOB: Builder-Only Breakfasts

The Southwest NH chapter continues its “Builder Only Breakfast” pilot, no bankers or Realtors; just frank, candid, off-the-record conversations among peers.

State Home Builders Golf Tournament

Returning Friday, 15 May 2026 in Loudon!



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A Fresh Look

If you haven't visited the NH Housing Center recently, stop by.

Thanks to some of our great members, the office has undergone a full refresh:

- New paint
- New flooring
- Updated kitchen

We're proud that our HQ now reflects the craftsmanship and quality of our members.

In addition to radio, newspaper, seminars, service clubs, and trade shows, talks, and interviews, the NHHBA has its own television program, Building NH. This monthly cable access show highlights members of the NHHBA and the state decision leaders, including presidential candidates, talking about residential building. This show is available to 120,000 NH households each month, and it is available for you to appear at no charge!

Thank You

Thank you for your membership, your advocacy, and your trust.

We work for you every day, and we're proud of what we accomplished together in 2025.

If I can ever help, please reach out:

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