Senate Election Law and Municipal Affairs Committee

Jessica Bourque 271-2104

HB 1021, amending the date to provide written notice to a municipality of a taxpayer's election to be assessed under the low-income housing tax credit program.

Hearing Date: April 14, 2026

Time Opened: 9:45 a.m. **Time Closed**: 9:52 a.m.

Members of the Committee Present: Senators Gray, Lang, Rochefort, Perkins Kwoka and Long

Members of the Committee Absent: None

Bill Analysis: This bill amends the date to provide written notice to a municipality of a taxpayer's election to be assessed under the low-income housing tax credit program.

Sponsors:
Rep. Walker Rep. J. MacDonald Rep. Maggiore

Who supports the bill: Rep. David Walker, Jim Michaud

Who opposes the bill: None

Who is neutral on the bill: None

Summary of testimony presented:

Representative David Walker, Prime Sponsor, Strafford-District 19

- This is a housekeeping bill.
- The bill moves the deadline for property owners to notify a town that they wish to be assessed under the low-income housing tax credit from October to April.
- This places this exemption in line with all other exemptions.
- This bill originated with an assessor in the North Country. The issue they have with the dates is that they contract their assessor monthly. If the assessor isn't there or the work is delayed, the assessor may not get the assessment in on time, and someone's exemption approval may be delayed.

Jim Michaud, Hudson Chief Assessor

- In favor of this bill.

- For all other property tax exemptions, the deadline is April 15th; this one is in October.
- The October 1st date goes back 20+ years.
- This is pro-taxpayer; this gives them several more months to decide if they want to apply for the program.

Senator Gray said that the effective date is what it is. Is there anything else that needs to go into the bill?

Mr. Michaud said Senator Gray is correct.

Brodie Deshaies, NH Municipal Association (NHMA)

- In the bill, the effective date is July 1, 2026. The effective date should be January 1st, 2027. Keeping it July 1, 2026, would skip over the October deadline for the 2027 tax exemption.
- If the effective date remains July 1, 2026, property owners cannot opt-in for 2027. For the year 2026, they elected in October 2025. If the law takes effect July 1, 2026, they must choose by April 15, 2027, for 2028. To allow owners to apply for the 2027 exemption in October 2026, the effective date should be changed to January 1, 2027.

Senator Gray said that he doesn't think Mr. Deshaies is correct.

Mr. Michaud said he agrees with Senator Gray. The date of July 1, 2026, achieves what it is intended to do.

Mr. Deshaies said he disagrees because of the language, "the taxpayer shall, by April 15 preceding the tax year for which the election is sought," on line 4 of the bill.

jab
Date Hearing Report completed: April 16, 2026