

HB 1674 - AS INTRODUCED

2026 SESSION

26-2610

07/06

HOUSE BILL **1674**

AN ACT creating a homestead tax exemption for certain lower-income property owners.

SPONSORS: Rep. Read, Rock. 10; Rep. Wheeler, Hills. 33; Rep. H. Howard, Straf. 4

COMMITTEE: Municipal and County Government

ANALYSIS

This bill creates a homestead tax exemption for certain lower-income property owners.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears ~~[in brackets and struckthrough.]~~
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT creating a homestead tax exemption for certain lower-income property owners.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 The State and Its Government; Department of Revenue Administration; Duties of
2 Commissioner. Amend RSA 21-J:3, XIII to read as follows:

3 XIII. Equalize annually by May 1 the valuation of the property as assessed in the several
4 towns, cities, and unincorporated places in the state including the value of property exempt
5 pursuant to RSA 72:37, RSA 72:37-b, RSA 72:39-a, **RSA 72:60-a**, RSA 72:62, RSA 72:66, RSA 72:70,
6 RSA 72:85, and RSA 72:87, property which is subject to tax relief under RSA 79-E:4, and property
7 which is subject to tax relief under RSA 79-E:4-a or RSA 79-E:4-b, by adding to or deducting from
8 the aggregate valuation of the property in towns, cities, and unincorporated places such sums as will
9 bring such valuations to the true and market value of the property, and by making such adjustments
10 in the value of other property from which the towns, cities, and unincorporated places receive taxes
11 or payments in lieu of taxes, including renewable generation facility property subject to a payment in
12 lieu of taxes agreement under RSA 72:74 and combined heat and power agricultural facility property
13 subject to a payment in lieu of taxes agreement under RSA 72:74-a, as may be equitable and just, so
14 that any public taxes that may be apportioned among them shall be equal and just. In carrying out
15 the duty to equalize the valuation of property, the commissioner shall follow the procedures set forth
16 in RSA 21-J:9-a.

17 2 Taxation; Persons and Property Liable to Taxation; Procedure for Adoption, Modification, or
18 Rescission. Amend introductory paragraph for RSA 72:27-a, I to read as follows:

19 I. Any town or city may adopt the provisions of RSA 72:28, RSA 72:28-b, RSA 72:29-a, RSA
20 72:35, RSA 72:37, RSA 72:37-b, RSA 72:38-b, RSA 72:39-a, **RSA 72:60-a**, RSA 72:62, RSA 72:66,
21 RSA 72:70, RSA 72:76, RSA 72:82, RSA 72:85, or RSA 72:87, in the following manner:

22 3 Taxation; Person and Property Liable to Taxation; Interpretation; Rules. Amend RSA 72:36, I
23 to read as follows:

24 I. The commissioner's interpretation of RSA 72:28, 72:28-b, 72:28-c, 72:29, 72:29-a, 72:30,
25 72:31, 72:32, 72:33, 72:34, 72:34-a, 72:35, 72:36-a, 72:37, 72:37-a, 72:37-b, 72:38-a, 72:38-b, 72:39-a,
26 72:39-b, 72:41, **72:60-a**, **72:60-b**, 72:62, 72:66, 72:70; 72:85, and 72:87; and

27 4 Taxation; Persons and Property Liable to Taxation; Proration. Amend RSA 72:41 to read as
28 follows:

29 72:41 Proration. If any entitled person or persons shall own a fractional interest in residential
30 real estate, each such entitled person shall be granted exemption for the blind under RSA 72:37, the
31 disabled under RSA 72:37-b, the deaf or severely hearing impaired under RSA 72:38-b, [or] the

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1 elderly under RSA 72:39-b, *or the homestead under RSA 72:60-b*, in proportion to his or her
2 interest therein with other persons so entitled, but in no case shall the total exemption to all persons
3 so entitled exceed the amount provided in RSA 72:37, 72:37-b, 72:38-b, ~~72:39-b~~, *or 72:60-b*.

4 5 New Sections; Taxation; Persons and Property Liable to Taxation; Homestead Exemption.
5 Amend RSA 72 by inserting after section 60 the following new sections:

6 72:60-a Conditions for Homestead Exemption.

7 I. No exemption shall be allowed under RSA 72:60-b unless the person applying therefor:

8 (a) Has resided at the property for at least one year preceding April 1 in the year in
9 which the exemption is claimed;

10 (b) Had a net household income for the preceding year of no more than 100 percent of
11 the median income for a 3-person household for the metropolitan area or county in which the
12 housing is located, as published by the United States Department of Housing and Urban
13 Development;

14 (c) Does not currently own more than one property, which is their bona fide domicile,
15 and which the person in good faith regards as their home, to the exclusion of any other place; and

16 (d) Owns, on December 31 in the calendar year preceding said April 1, an assessed home
17 with a value no more than the average assessed home value for properties in that municipality, city,
18 town, or village, as determined by the respective locality for purposes of RSA 72:60-b. "Assessed
19 home value" means the assessed value of residential properties that are deeded for a single primary
20 dwelling unit, regardless of the presence or absence of any legal accessory dwelling units.

21 72:60-b Procedure for Adoption of Homestead Exemption. Municipalities, cities, towns, and
22 villages shall hold a vote by warrant article on the question of whether to adopt the homestead tax
23 exemption under RSA 72:60-a at the next town meeting, or other regular vote of the legislative body.
24 A municipality, town, city, or village may vote to adopt or rescind the adoption of the homestead
25 exemption by normal warrant article procedure at any time thereafter.

26 6 Effective Date. This act shall take effect April 1, 2027.