SB 91-FN - VERSION ADOPTED BY BOTH BODIES

2025 SESSION

25-1127
07/05

SENATE BILL ***91-FN***

AN ACT allowing one-time special appraisals of residences located in commercial zones.

SPONSORS: Sen. Murphy, Dist 16; Sen. Innis, Dist 7; Rep. Osborne, Rock. 2; Rep. Alexander Jr., Hills. 29

COMMITTEE: Commerce

ANALYSIS

This bill allows owners of a residence in an industrial or commercial zone to file one application for a special appraisal of the residence based on its current use as a residence.

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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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

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STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty Five

AN ACT allowing one-time special appraisals of residences located in commercial zones.

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

1 Taxation; Appraisal of Taxable Property; Appraisal of Residences. Amend RSA 75:11, I to read as follows:

I. The owner of record of any residence located in an industrial or commercial zone may apply on or before April 15 of ***any*** [~~each~~] year to the selectmen or assessors, on a form prepared by the selectmen or assessors, for a special appraisal of the residence [~~for that year~~], based upon its value at its current use as a residence. After the initial application, reapplication ***shall not be required*** [~~may be made on a form which shall be sent to the applicant by the assessing officials with the inventory blank~~]. If any owner shall satisfy the assessing officials that the owner was prevented by accident, mistake or misfortune from filing said application on or before April 15, the officials may receive the application at a later date and classify the residence under this section; but no such application shall be received after the local tax rate has been approved by the commissioner of revenue administration for that year.

2 Repeal. RSA 75:11, VII, relative to reapplication for a current use assessment, is repealed.

3 Effective Date. This act shall take effect April 1, 2026.

LBA
25-1127
1/3/25

SB 91-FN- FISCAL NOTE
AS INTRODUCED

AN ACT allowing one-time special appraisals of residences located in commercial zones.

FISCAL IMPACT:

Estimated Political Subdivision Impact				
	FY 2025	**FY 2026**	**FY 2027**	**FY 2028**
County Revenue	$0	$0	$0	$0
County Expenditures	$0	$0	$0	$0
Local Revenue	$0	$0	$0	$0
Local Expenditures	$0	Indeterminable Increase	Indeterminable Increase	Indeterminable Increase

METHODOLOGY:

This bill would eliminate the need for owners of residences situated in industrial or commercial zones to reapply annually for a special appraisal based on the property's current residential use. The initial classification as an eligible residence would remain valid until the assessing officials determine that the property has changed its use.

The New Hampshire Municipal Association (NHMA) indicates that this bill could lead to increased administrative costs for municipalities, as it shifts the responsibility of certifying a property's residential use from the owner to the municipality.

The Department of Revenue Administration states the Department would simply have to revise its forms, and coordinate with municipalities to implement this legislation but it will not result in any additional administrative costs nor will this will impact state revenues.

AGENCIES CONTACTED:

Department of Revenue Administration and New Hampshire Municipal Association