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To Whom It May Concern:

I am writing to express my concerns regarding **HB1580, HB1707, and HB1068**, which are scheduled for hearings on January 12 and January 14. As a Massachusetts resident who owns a short-term rental property by the lake in New Hampshire, I want to share how these proposed bills would significantly impact property owners like myself and the local economy.

First, my family purchased our property in New Hampshire as a long-term investment with the intention of eventually relocating there. Until that time, renting the property through platforms like Airbnb is essential for us to afford ownership. If these bills make it financially unfeasible to rent, we will have no choice but to sell, which undermines our plans and reduces housing options for visitors.

Second, short-term rentals contribute positively to the local economy by creating jobs for house cleaners, property managers, and maintenance providers. These roles are vital for sustaining tourism and supporting small businesses in the area.

Third, the proposed legislation introduces significant financial burdens and unnecessary complexity:

- **HB1580** would impose a surcharge on non-primary residences valued over \$500,000, making it prohibitively expensive for many owners to continue hosting.
- **HB1707** would double property taxes on homes deemed “unoccupied,” requiring equal payments to both the municipality and the state. This measure is punitive and fails to consider owners who responsibly maintain and rent their properties.
- **HB1068** seeks to redefine short-term rentals as “hotels,” despite the fact that STRs already comply with meals and rooms tax requirements. This change adds confusion without clear benefit.

I urge you to consider the unintended consequences these bills will have on property owners, local employment, and tourism. Please oppose HB1580, HB1707, and HB1068 to preserve economic opportunities and property rights in New Hampshire.

Thank you for your time and consideration.

Sincerely,

Teresa Brosnihan



