

Written Testimony

Date: January 09, 2026

Property Location: 362 Old Franconia Rd, Bethlehem, NH 03574

Dear Senator David Rochefort and Representative Jared Sullivan,

I am writing as a constituent and a long-time Airbnb Superhost in New Hampshire. My property is a small cabin that my family also uses as our own getaway. Hosting allows us to afford and maintain the property while offering an affordable place for visitors to stay.

Regarding HB1580, our cabin is modest and assessed well below \$500,000. Even so, the bill sets a precedent that penalizes small, responsible property owners rather than large commercial operators.

HB1707 would impose a duplicative property tax based solely on occupancy, regardless of property value. For small hosts, this would make continued hosting financially unrealistic.

HB1068 further blurs the line between true hotels and individual homeowners, despite short-term rentals already collecting and remitting meals and rooms taxes.

In addition, our hosting directly supports local jobs, including housecleaning, snow plowing and removal, and lawn maintenance. These are local workers and small businesses who rely on this income.

We are not commercial operators. We are local homeowners supporting tourism, jobs, and our community. I respectfully urge you to oppose HB1068, HB1580, and HB1707.

Thank you for your time and for representing Bethlehem and Grafton County.

Sincerely,

Aaron Johnson