



White Mountains Attractions Association

200 Kancamagus Highway, North Woodstock, New Hampshire 03262 USA

PO Box 10, North Woodstock, New Hampshire 03262 USA

603-745-8720 • 800-346-3687 • VisitWhiteMountains.com

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New Hampshire House of Representatives

Chairman John Janigian

House Ways and Means Committee

107 North Main Street

Concord, NH 0330

Re: House Bill 1580 - Relative to a Surcharge on Non-Primary Residences

Dear Chairman Janigian and Members of the House Ways and Means Committee,

My name is Charyl Reardon, and I serve as President of the White Mountains Attractions Association. Our organization represents dozens of tourism businesses and communities across the White Mountains region, one of New Hampshire's most visited and economically significant tourism destinations.

I want to begin by acknowledging that **House Bill 1580** is well-intentioned and seeks to address real and growing concerns facing many New Hampshire communities. The idea of reducing the tax burden on year-round residents is a worthy and understandable objective. Many local taxpayers are under pressure, and municipalities are searching for ways to fund essential services without continually increasing the burden on full-time residents.

I also appreciate the bill's attempt to encourage the conversion of properties into long-term housing, which is a critical need in many parts of the state, especially in regions like the White Mountains that are struggling with housing availability for local workers.

However, despite these positive intentions, I must respectfully oppose this bill because of the significant and, I believe, unintended consequences it will have, particularly in tourism-dependent and seasonal regions like the White Mountains, the Lakes Region, and the Seacoast.

In many parts of New Hampshire, so-called "non-primary residences" are not necessarily speculative investments or luxury properties. Many are:

- Modest seasonal homes and camps, often held by families for generations
- Properties that support the tourism economy
- Homes that house seasonal or transitional workers

This surcharge would function as a new, targeted tax on regions whose economies are built around tourism and seasonal visitation. Those communities already carry the infrastructure, public safety, and service demands created by visitors. This bill would further penalize the very property owners who help sustain those local economies.

Many tourism and hospitality employers own or lease properties specifically to house workers, often seasonally, sometimes flexibly, and not always in a way that fits neatly into the bill's definition of "long-term rental."

Even with the exemption language, this bill risks penalizing the very employers who are trying to provide solutions to the workforce housing crisis themselves. I do not believe that is the message the state should be sending to businesses that are investing in housing and workforce stability.

HB 1580 also inadvertently penalizes property owners who already pay their full share. Non-primary residence owners already:

- Pay full property taxes helping keep tax rates lower for year-round residents
- Often, use fewer municipal services, especially schools
- Support local businesses, contractors, and service providers, helping sustain year-round jobs and the local economy

This bill is not about fairness of service use; it is a surtax based solely on classification, and that represents a significant policy shift in how New Hampshire treats property taxation.

I respect the goals of this bill and agree that we must continue working on housing supply, municipal finance stability, and reducing the tax burden on year-round residents. However, this proposal attempts to solve those challenges in a way that risks harming tourism regions, increasing housing costs, undermining workforce efforts, and weakening New Hampshire's competitive position.

For these reasons, I respectfully urge the committee to **oppose this bill** or consider fundamentally different approaches that do not place additional strain on the very regions and industries that help drive New Hampshire's economy.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Charyl Reardon". The signature is fluid and cursive, with a large initial "C" and "R".

Charyl Reardon, President
White Mountains Attractions Association