

Bill as Introduced

HB 1234 - AS INTRODUCED

2010 SESSION

10-2295
06/04

HOUSE BILL **1234**

AN ACT relative to disclosure of property rights and responsibilities in the sale of
shorefront property.

SPONSORS: Rep. Webb, Merr 2; Rep. Palfrey, Merr 2

COMMITTEE: Commerce and Consumer Affairs

ANALYSIS

This bill requires the seller of shorefront property to disclose to the purchaser the rights and responsibilities of shorefront ownership.

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 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

AN ACT relative to disclosure of property rights and responsibilities in the sale of
 shorefront property.

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

1 1 New Section; Disclosure Required Upon Sale or Rental of Shorefront Property. Amend
2 RSA 477 by inserting after section 4-g the following new section:

3 477:4-h Sale or Rental of Shorefront Property; Disclosure. Prior to the execution of any contract
4 for the purchase and sale of any interest in real property, or any lease for the rental of real property,
5 which falls within the protection of this chapter, the seller shall disclose to the buyer and the lessor
6 shall disclose to the lessee the rights and responsibilities of the shoreland owner on a form developed
7 and adopted by the department of environmental services. The buyer shall acknowledge receipt of
8 this disclosure by signing a copy of such disclosure.

9 2 Effective Date. This act shall take effect 60 days after its passage.

Amendments



Rep. Webb, Merr. 2
February 2, 2010
2010-0444h
06/09

Amendment to HB 1234

1 Amend RSA 477:4-h as inserted by section 1 of the bill by replacing it with the following:

2

3 477:4-h Sale or Rental of Shorefront Property; Disclosure. Prior to the execution of any contract
4 for the purchase and sale of any interest in real property, or any lease for the rental of real property,
5 which falls within the protection of RSA 483-B, the seller shall disclose to the buyer and the lessor
6 shall disclose to the lessee the rights and responsibilities of the shoreland owner on a form developed
7 and adopted by the department of environmental services. The buyer shall acknowledge receipt of
8 this disclosure by signing a copy of such disclosure.

Rep. Webb, Merr. 2
February 2, 2010
2010-0444h
06/09



Amendment to HB 1234

1 Amend RSA 477:4-h as inserted by section 1 of the bill by replacing it with the following:

2

3 477:4-h Sale or Rental of Shorefront Property; Disclosure. Prior to the execution of any contract
4 for the purchase and sale of any interest in real property, or any lease for the rental of real property,
5 which falls within the protection of RSA 483-B, the seller shall disclose to the buyer and the lessor
6 shall disclose to the lessee the rights and responsibilities of the shoreland owner on a form developed
7 and adopted by the department of environmental services. The buyer shall acknowledge receipt of
8 this disclosure by signing a copy of such disclosure.

Not Adopted

Amendment to HB 1234

1 Amend the title of the bill by replacing it with the following:

2

3 AN ACT relative to disclosure of property rights and responsibilities in the sale or rental of
4 shorefront property.

5

6 Amend RSA 477:4-h as inserted by section 1 of the bill by replacing it with the following:

7

8 477:4-h Sale or Rental of Shorefront Property; Disclosure. Prior to the execution of any contract
9 for the purchase and sale of any interest in real property, or any lease of 30 days or more for the
10 rental of real property, which falls within the protection of this chapter, the seller shall disclose to
11 the buyer and the lessor shall disclose to the lessee the rights and responsibilities of the shoreland
12 owner on a form developed and adopted by the department of environmental services. The buyer
13 shall acknowledge receipt of this disclosure by signing a copy of such disclosure.

Amendment to HB 1234

1 Amend the title of the bill by replacing it with the following:

2

3 AN ACT relative to disclosure of property rights and responsibilities in the sale or rental of
4 shorefront property.
5

6 Amend RSA 477:4-h as inserted by section 1 of the bill by replacing it with the following:

7

8 477:4-h Sale or Rental of Shorefront Property; Disclosure. Prior to the execution of any contract
9 for the purchase and sale of any interest in real property, or any lease of 30 days or more for the
10 rental of real property, which falls within the protection of this chapter, the seller shall disclose to
11 the buyer and the lessor shall disclose to the lessee the rights and responsibilities of the shoreland
12 owner on a form developed and adopted by the department of environmental services. The buyer
13 shall acknowledge receipt of this disclosure by signing a copy of such disclosure.



2010-0683h

AMENDED ANALYSIS

This bill requires the seller or lessor of shorefront property to disclose to the purchaser or lessee the rights and responsibilities of shorefront ownership.

Rep. Hunt, Ches. 7
February 16, 2010
2010-0716h
06/04

Amendment to HB 1234

1 Amend RSA 477:4-h as inserted by section 1 of the bill by replacing it with the following:

2

3 477:4-h Sale of Shorefront Property; Disclosure. Prior to the execution of any contract for the
4 purchase and sale of any interest in real property which falls within the protection of this chapter,
5 the seller shall disclose to the buyer the rights and responsibilities of the shoreland owner on a form
6 developed and adopted by the department of environmental services. The buyer shall acknowledge
7 receipt of this disclosure by signing a copy of such disclosure.

Rep. Hunt, Ches. 7
February 16, 2010
2010-0716h
06/04

Amendment to HB 1234

1 Amend RSA 477:4-h as inserted by section 1 of the bill by replacing it with the following:

2

3 477:4-h Sale of Shorefront Property; Disclosure. Prior to the execution of any contract for the
4 purchase and sale of any interest in real property which falls within the protection of this chapter,
5 the seller shall disclose to the buyer the rights and responsibilities of the shoreland owner on a form
6 developed and adopted by the department of environmental services. The buyer shall acknowledge
7 receipt of this disclosure by signing a copy of such disclosure.

Not Adopted

Speakers

Hearing Minutes

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

PUBLIC HEARING ON HB 1234

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: January 21, 2010

LOB ROOM: 302 **Time Public Hearing Called to Order:** 2:50 pm

Time Adjourned: 3:10 pm

(please circle if present)

Committee Members: Reps. Butler, DeStefano, Kopka, McEachern, Hammond, Nord, Winters, Meader, Gidge, Schlachman, D. Eaton, Hunt, Quandt, Belanger, D. Flanders, R. Holden, Dowling, Headd, Nevins and Palfrey. KEANS

Bill Sponsors: Reps. Webb and Palfrey

TESTIMONY

* Use asterisk if written testimony and/or amendments are submitted.

Rep. Leigh Webb, prime sponsor – Bill is a result of concerns of Webster Lake Association. Makes sure prospective buyers know existing regulations.

Q: Rep. Patricia Dowling – Sellers now need site assessment for Great Ponds, but not other ponds?

A: Applies to whomever shoreline protection applies to.

Q: Why does this apply to tenants?

A: To ensure the person using the property knows the laws.

Rep. David Palfrey, co-sponsor – Lives on Webster Lake and member of association. Has seen what infractions of wetlands rules can do to the lake.

Q: Rep. Sandra Kearns – Why only notify people of this particular law, why not other laws?

A: Because people are unaware of these rules specifically.

Q: How will this be distributed to people who don't use realtors?

A: The lake associations will help

Q: Rep. Paul McEachern – Have you considered adding to the deed?

A: That might be a good idea.

Q: Is the information the bill requires transferred to new owners a long document?

A: Not sure how it works.

Rep. Leigh Webb – The owner is ultimately responsible to make sure people know the property is subject to shoreline protection.

D. Forest, NH DES – Supports the bill. This is needed because information is so new and confusing right now. Shoreline protection is a moving target and this will help nail it down.

Q: Rep. Dowling – How does anyone keep up with the revisions?

A: Outreach, this bill gives another venue.

Q: Rep. Meader – Is it a problem that this has no penalties?

A: Penalties in Act; that would be redundant.

Respectfully Submitted:

A handwritten signature in cursive script that reads "S Nord".

Susi Nord, Acting Clerk

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

PUBLIC HEARING ON HB 1234

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: January 12, 2010

LOB ROOM: 302 **Time Public Hearing Called to Order:** 2:50

Time Adjourned: ✓

(please circle if present)

Committee Members: Reps. Butler, DeStefano, Kopka, McEachern, Hammond, Nord, Winters, Meader, Gidge, Schlachman, D. Eaton, Hunt, Quandt, Belanger, D. Flanders, R. Holden, Dowling, Headd, Nevins and Palfrey.

KEARS

Bill Sponsors: Reps. Webb and Palfrey

TESTIMONY

* Use asterisk if written testimony and/or amendments are submitted.

Rep Webb: Bill is a result of concerns of Webster Lake Association.

- makes sure prospective buyers know existing regulations

? Dowling - Sellers now need site assessment for Great ponds, but not other ponds?

LW: Applies to whoever Shoreline Protection applies to

? Dowling: Why does this apply to tenants?

LW: To ensure the person using the property knows the laws.

Rep Palfrey - Co-sponsor

- lives on Webster Lake & member of Association.

- has seen what infractions of wetlands rules can do to the lake.

? Keans - Why only notify people of this particular law, why not other laws.

DP - Because people are unaware of these rules specifically.

? Dowling - How will this be distributed to people who don't use reactors?

DP - The lake assess will help.

? McEachern - Have you considered adding to the deed?

DP - That may be a good idea.

? Meader - Is the info the ^{bill} requires transferred to new owners a long document

DP - Not sure how it works.

Leigh Webb - The owner is ultimately responsible to make sure people know the property is subject to shoreline protection

D. Forest - NH DES

- This is needed because info is so new and confusing right now.
- Shoreline Protection is a moving target & this will help nail it down.

? Dawling - How does anyone keep up with the revisions.

DF - NHDES Outreach, this bill gives another venue

? Meader - Is it a problem that this has no penalties.

- DF - Penalties in Act, that would be redundant.

Sub-Committee Minutes

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

SUBCOMMITTEE WORK SESSION ON HB 1234

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: October 26, 2010

Subcommittee Members: Reps. DeStefano,

Comments and Recommendations:

Amendments:

Sponsor: Rep. OLS Document #:

Sponsor: Rep. OLS Document #:

Sponsor: Rep. OLS Document #:

Motions: Recommended or Not Recommended for Future Legislation (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote:

Motions: Recommended or Not Recommended for Future Legislation (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote:

Respectfully submitted,

Rep.
Subcommittee Chairman/Clerk

Voting Sheets

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

EXECUTIVE SESSION on HB 1234 (~~Type~~ ~~BILL NO. 3~~)

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: 2-4-10

LOB ROOM: 302

*Bill PUT on hold
because too many
unanswered questions*

Amendments: 044 H

Sponsor: Rep. *Palardy* OLS Document #:

Sponsor: Rep. *Schlueter* OLS Document #:

Sponsor: Rep. OLS Document #:

Motions: OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep. *Palardy*

Seconded by Rep. *Schlueter*

Vote: (Please attach record of roll call vote.)

Motions: OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote: (Please attach record of roll call vote.)

CONSENT CALENDAR VOTE: Consent or Regular (Circle One)

(Vote to place on Consent Calendar must be unanimous.)

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep. James F. Headd, Clerk

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

EXECUTIVE SESSION on HB 1234

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: 2-11-10

LOB ROOM: 302

Amendments:

Sponsor: Rep.

OTP
Pal Fry / Headd

OLS Document #:

10-6

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Motions: OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Pal Fry

Seconded by Rep.

None

Vote: *10-6* (Please attach record of roll call vote.)

Motions: OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote: (Please attach record of roll call vote.)

CONSENT CALENDAR VOTE: Consent or Regular (Circle One)

(Vote to place on Consent Calendar must be unanimous.)

Statement of Intent: Refer to Committee Report

Respectfully submitted,
Rep. James F. Headd, Clerk

*Memo Rest
to follow
Headd*

COMMERCE AND CONSUMER AFFAIRS

Bill #: HP 1234 Title: short rent pr. rent.

PH Date: / / Exec Session Date: 2, 11, 10

Motion: OTR Amendment #: - 0444h

| MEMBER | YEAS | NAYS |
|---------------------------------|------|------|
| Butler, Edward A, Chairman | / | |
| Schlachman, Donna L, V Chairman | / | |
| DeStefano, Stephen T | / | |
| Kopka, Angeline A | / | |
| Meador, David R | | / |
| McEachern, Paul | / | |
| Hammond, Jill Shaffer | / | |
| Nord, Susi | / | |
| Winters, Joel F | / | |
| Keans, Sandra B | / | |
| Gidge, Kenneth N | / | |
| Hunt, John B | | / |
| Quandt, Matt J | | / |
| Belanger, Ronald J | | / |
| Flanders, Donald H | | / |
| Holden, Rip | | / |
| Dowling, Patricia A | | / |
| Headd, James F, Clerk | | / |
| Nevins, Chris F | / | |
| Palfrey, David J | / | |
| | 10 | 6 |

COMMERCE AND CONSUMER AFFAIRS

Bill #: HR 1234 Title: Shorefront Plaza

PH Date: / / Exec Session Date: / /

Motion: OTR/A Amendment #:

| MEMBER | YEAS | NAYS |
|---------------------------------|------|------|
| Butler, Edward A, Chairman | / | |
| Schlachman, Donna L, V Chairman | / | |
| DeStefano, Stephen T | / | |
| Kopka, Angeline A | / | |
| Meador, David R | | / |
| McEachern, Paul | / | |
| Hammond, Jill Shaffer | / | |
| Nord, Susi | / | |
| Winters, Joel F | / | |
| Keans, Sandra B | / | |
| Gidge, Kenneth N | / | |
| Hunt, John B | | / |
| Quandt, Matt J | | / |
| Belanger, Ronald J | | |
| Flanders, Donald H | | / |
| Holden, Rip | | |
| Dowling, Patricia A | | / |
| Headd, James F, Clerk | | / |
| Nevins, Chris F | / | |
| Palfrey, David J | / | |
| | 10 | 6 |

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

EXECUTIVE SESSION on HB 1234

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: 2-16-10

LOB ROOM: 302

Amendments:

Sponsor: Rep. OLS Document #:

Sponsor: Rep. OLS Document #:

Sponsor: Rep. OLS Document #:

Motions: OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote: (Please attach record of roll call vote.)

Motions: OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep. ?

Seconded by Rep. ?

Vote: 13-3 (Please attach record of roll call vote.)

CONSENT CALENDAR VOTE: Consent or Regular (Circle One)

(Vote to place on Consent Calendar must be unanimous.)

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep. James F. Headd, Clerk

COMMERCE AND CONSUMER AFFAIRS

Bill #: HB 1234 Title: Rights to homeland protection

PH Date: / / Exec Session Date: / /

Motion: Re Refer Amendment #:

| MEMBER | YEAS | NAYS |
|---------------------------------|------|------|
| Butler, Edward A, Chairman | | ✓ |
| Schlachman, Donna L, V Chairman | ✓ | |
| DeStefano, Stephen T | ✓ | |
| Kopka, Angeline A | ✓ | |
| Meador, David R | ✓ | |
| McEachern, Paul | | ✓ |
| Hammond, Jill Shaffer | ✓ | |
| Nord, Susi | ✓ | |
| Winters, Joel F | | ✓ |
| Keans, Sandra B | ✓ | |
| Gidge, Kenneth N | ✓ | |
| Hunt, John B | ✓ | |
| Quandt, Matt J | ✓ | |
| Belanger, Ronald J | | |
| Flanders, Donald H | ✓ | |
| Holden, Rip | | |
| Dowling, Patricia A | | |
| Headd, James F, Clerk | ✓ | |
| Nevins, Chris F | ✓ | |
| Palfrey, David J | ✓ | |
| | 12 | 3 |
| <u>RE REFER</u> | | |

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

EXECUTIVE SESSION on HB 1234

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: 2-16-010

LOB ROOM: 302

0683h

~~RECEIVED~~

Amendments:

Sponsor: Rep.

Hunt / Quandt

OLS Document #:

8-8 Tie Vote

Sponsor: Rep.

OLS Document #:

False

Sponsor: Rep.

OLS Document #:

Motions: OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Paifrey

includes Amend 0444h.

Seconded by Rep.

Schmiedt

Vote:

(Please attach record of roll call vote.)

Motions: OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote:

(Please attach record of roll call vote.)

CONSENT CALENDAR VOTE: Consent or Regular (Circle One)

(Vote to place on Consent Calendar must be unanimous.)

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep. James F. Headd, Clerk

COMMERCE AND CONSUMER AFFAIRS

Bill #: HB1234 Title: Rights & Protection of Ltr

PH Date: 1/1/10

Exec Session Date: 2/16/10

Motion: OTR/A 0444b

Amendment #: _____

| MEMBER | YEAS | NAYS |
|---------------------------------|------|------|
| Butler, Edward A, Chairman | ✓ | |
| Schlachman, Donna L, V Chairman | ✓ | |
| DeStefano, Stephen T | | ✓ |
| Kopka, Angeline A | | ✓ |
| Meader, David R | | ✓ |
| McEachern, Paul | ✓ | |
| Hammond, Jill Shaffer | ✓ | |
| Nord, Susi | ✓ | |
| Winters, Joel F | ✓ | |
| Keans, Sandra B | | |
| Gidge, Kenneth N | ✓ | |
| Hunt, John B | | ✓ |
| Quandt, Matt J | | ✓ |
| Belanger, Ronald J | | |
| Flanders, Donald H | | ✓ |
| Holden, Rip | | |
| Dowling, Patricia A | | |
| Headd, James F, Clerk | | ✓ |
| Nevins, Chris F | | ✓ |
| Palfrey, David J | ✓ | |
| | 11 | 8 |
| <p>FAILS 8-8</p> | | |

COMMERCE AND CONSUMER AFFAIRS

Bill #: HB 1234 Title: Rights & Protections in Grocery Stores

PH Date: / / Exec Session Date: 2/16/10

Motion: OTF Amendment #: 0683h

| MEMBER | YEAS | NAYS |
|---------------------------------|--------|------|
| Butler, Edward A, Chairman | | / |
| Schlachman, Donna L, V Chairman | ✓ | |
| DeStefano, Stephen T | ✓ | |
| Kopka, Angeline A | ✓ | |
| Meador, David R | | / |
| McEachern, Paul | | / |
| Hammond, Jill Shaffer | ✓ | |
| Nord, Susi | " | ✓ |
| Winters, Joel F | | ✓ |
| Keans, Sandra B | | |
| Gidge, Kenneth N | | ✓ |
| Hunt, John B | ✓ | |
| Quandt, Matt J | ✓ | |
| Belanger, Ronald J | | |
| Flanders, Donald H | ✓ | |
| Holden, Rip | | |
| Dowling, Patricia A | | |
| Headd, James F, Clerk | ✓ | |
| Nevins, Chris F | | ✓ |
| Palfrey, David J | | ✓ |
| | 8 | 8 |
| | F-21/9 | 5-9 |

COMMERCE AND CONSUMER AFFAIRS

Bill #: HB1234 Title: sale of shore front property

PH Date: / / Exec Session Date: 2/16/10

Motion: OTP Amendment #: 0716h

| MEMBER | YEAS | NAYS |
|---------------------------------|------|------|
| Butler, Edward A, Chairman | | |
| Schlachman, Donna L, V Chairman | | |
| DeStefano, Stephen T | | |
| Kopka, Angeline A | | |
| Meader, David R | | |
| McEachern, Paul | | |
| Hammond, Jill Shaffer | | |
| Nord, Susi | | |
| Winters, Joel F | | |
| Keans, Sandra B | 1 | |
| Gidge, Kenneth N | | |
| Hunt, John B | | |
| Quandt, Matt J | | |
| Belanger, Ronald J | 1 | |
| Flanders, Donald H | | |
| Holden, Rip | 1 | |
| Dowling, Patricia A | 1 | |
| Headd, James F, Clerk | | |
| Nevins, Chris F | | |
| Palfrey, David J | | |

Withdrown by
Rep Hunt

Committee Report

REGULAR CALENDAR

March 3, 2010

HOUSE OF REPRESENTATIVES

REPORT OF COMMITTEE

**The Committee on COMMERCE AND CONSUMER
AFFAIRS to which was referred HB1234,**

**AN ACT relative to disclosure of property rights and
responsibilities in the sale of shorefront property.**

**Having considered the same, report the same with the
recommendation that the bill be REFERRED FOR
INTERIM STUDY.**

Rep. John B Hunt

FOR THE COMMITTEE

COMMITTEE REPORT

| | |
|-------------------|---|
| Committee: | COMMERCE AND CONSUMER AFFAIRS |
| Bill Number: | HB1234 |
| Title: | relative to disclosure of property rights and responsibilities in the sale of shorefront property. |
| Date: | February 17, 2010 |
| Consent Calendar: | NO |
| Recommendation: | REFER TO COMMITTEE FOR INTERIM STUDY |

STATEMENT OF INTENT

The analysis states that: This bill requires the seller of shorefront property to disclose to the purchaser the rights and responsibilities of shorefront ownership. Unfortunately the bill went much farther, because it also requires "any lease for the rental of real property" also have written and signed disclosure's of the Shoreline Protection Act. The Commerce committee is committed to find a workable method to inform purchasers of lake front property of their new responsibilities under the Shoreline Protection Act but we just ran out of time to work on this bill. Interim Study is the best way to work out the problems.

Vote 13-3.

Rep. John B Hunt
FOR THE COMMITTEE

Original: House Clerk
Cc: Committee Bill File

REGULAR CALENDAR

COMMERCE AND CONSUMER AFFAIRS

HB1234, relative to disclosure of property rights and responsibilities in the sale of shorefront property. **REFER TO COMMITTEE FOR INTERIM STUDY.**

Rep. John B Hunt for **COMMERCE AND CONSUMER AFFAIRS**. The analysis states that: This bill requires the seller of shorefront property to disclose to the purchaser the rights and responsibilities of shorefront ownership. Unfortunately the bill went much farther, because it also requires "any lease for the rental of real property" also have written and signed disclosure's of the Shoreline Protection Act. The Commerce committee is committed to find a workable method to inform purchasers of lake front property of their new responsibilities under the Shoreline Protection Act but we just ran out of time to work on this bill. Interim Study is the best way to work out the problems. **Vote 13-3.**

Original: House Clerk
Cc: Committee Bill File

Stapler, Carol

From: EdofttheNotch@aol.com
Sent: Tuesday, February 16, 2010 9:21 PM
To: Hunt, John; Stapler, Carol
Subject: Re: your blurbs

John,

Thanks. Sorry I didn't get your call earlier.

No minority reports on these bills that I know of.

And thanks for your kind words toady at the end of exec.

Carol,

OK to go.

Ed

In a message dated 2/16/2010 5:10:49 P.M. Eastern Standard Time, jbhunt@prodigy.net writes:

HB 1234 Int. Study 13-3 RC

The analysis states that: This bill requires the seller of shorefront property to disclose to the purchaser the rights and responsibilities of shorefront ownership. ←

☞ Unfortunately the bill went much farther, because it also requires "any lease for the rental of real property" also have written and signed disclosure's of the Shoreline Protection Act. The Commerce committee is committed to find a workable method to inform purchasers of lake front property of their new responsibilities under the Shoreline Protection Act but we just ran out of time to work on this bill. Interim Study is the best way to work out the problems.

HB 1393

Marty is writing a blurb.

HB 1656 ITL 14-1 CC

This bill requires disclosure during negotiations of all fees charged by automobile dealers. The requirement includes disclosing such fees in advertisements and prices affixed to the vehicle. The committee certainly understood the frustration that car customers have when an "administration fee" appears at the closing, but legislating all "fees" by what prices are affixed to the vehicle would be impossible. The other problem with the bill was its attempt to bar fees based on whether there was notification given during the "negotiation." The majority of the committee feels negotiation does not end until the customer signs the purchase.

On 2/16/10 2:01 PM, "Stapler, Carol" <carol.stapler@leg.state.nh.us> wrote:

2/17/2010

HB 1234 Relative to disclosure of property rights and responsibilities in the sale of shorefront property. Not recommended for future legislation 10-30

The committee felt that the basic concept of this bill was a good idea but that a few major issues still needed to be addressed. The two sponsors plan to bring this bill back in the next session but after addressing the subcommittee concerns.

DeStefano

OK

(Said)

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

INTERIM STUDY

EXECUTIVE SESSION on HB 1234

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: October 26, 2010

LOB ROOM: 302

RECOMMENDED FOR FUTURE LEGISLATION

LSR No. _____
(If legislation is already filed, list LSR No.)

NOT RECOMMENDED FOR FUTURE LEGISLATION

Moved by Rep. DeStefano

Seconded by Rep. Palfrey

Vote: 10-3 (Please attach record of roll call vote.)

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep. James Headd, Clerk

HOUSE COMMITTEE ON COMMERCE AND CONSUMER AFFAIRS

INTERIM STUDY

EXECUTIVE SESSION on HB 1234

BILL TITLE: relative to disclosure of property rights and responsibilities in the sale of shorefront property.

DATE: October 26, 2010

LOB ROOM: 302

RECOMMENDED FOR FUTURE LEGISLATION

LSR No. _____
(If legislation is already filed, list LSR No.)

NOT RECOMMENDED FOR FUTURE LEGISLATION

Moved by Rep.

DiStefano

Seconded by Rep.

Palfrey

Vote: *10-3* (Please attach record of roll call vote.)

Rep. Tetano
Hunt

2-0

EXEC SESSION

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep. James Headd, Clerk

COMMERCE AND CONSUMER AFFAIRS

Bill #: HB 1234 Title: Disclosure of Apparent Risk

PH Date: 1/1/11 Exec Session Date: 1/1/11

Motion: NOT TO RECOMMEND Amendment #: _____

| MEMBER | YEAS | NAYS |
|---------------------------------|--------------|------|
| Butler, Edward A, Chairman | / | |
| Schlachman, Donna L, V Chairman | / | / |
| DeStefano, Stephen T | / | |
| Kopka, Angeline A | / | |
| Meador, David R | / | |
| McEachern, Paul | / | |
| Hammond, Jill Shaffer | / | |
| Nord, Susi | | / |
| Winters, Joel F | / | |
| Keans, Sandra B | / | |
| Gidge, Kenneth N | / | |
| Hunt, John B | / | |
| Quandt, Matt J | / | |
| Belanger, Ronald J | / | |
| Flanders, Donald H | / | |
| Holden, Rip | / | |
| Dowling, Patricia A | / | |
| Headd, James F, Clerk | / | |
| Nevins, Chris F | / | |
| Palfrey, David J | / | / |
| | 10 | 3 |

TOTAL VOTE: