

Committee Report

CONSENT CALENDAR

March 5, 2021

HOUSE OF REPRESENTATIVES

REPORT OF COMMITTEE

**The Committee on Municipal and County Government
to which was referred HB 552,**

**AN ACT relative to property tax valuations. Having
considered the same, report the same with the following
resolution: RESOLVED, that it is INEXPEDIENT TO
LEGISLATE.**

Rep. Richard Lascelles

FOR THE COMMITTEE

COMMITTEE REPORT

Committee:	Municipal and County Government
Bill Number:	HB 552
Title:	relative to property tax valuations.
Date:	March 5, 2021
Consent Calendar:	CONSENT
Recommendation:	INEXPEDIENT TO LEGISLATE

STATEMENT OF INTENT

The stated intent of this bill is to give taxpayers a one year break from higher taxes resulting from increases in property value due to reassessments. Although the intent is commendable, testimony in the hearing concluded that for most taxpayers, taxes do not go up due to reassessments. Most taxpayers see no increase and sometimes there is a decrease in taxes attributable to reassessments. For those whose taxes do go up, the increase is due to past under-valuations. Testimony heard in committee suggested that this bill, if enacted, would upset the normal schedule for reassessments for many towns.

Vote 18-1.

Rep. Richard Lascelles
FOR THE COMMITTEE

Original: House Clerk
Cc: Committee Bill File

CONSENT CALENDAR

Municipal and County Government

HB 552, relative to property tax valuations. **INEXPEDIENT TO LEGISLATE.**

Rep. Richard Lascelles for Municipal and County Government. The stated intent of this bill is to give taxpayers a one year break from higher taxes resulting from increases in property value due to reassessments. Although the intent is commendable, testimony in the hearing concluded that for most taxpayers, taxes do not go up due to reassessments. Most taxpayers see no increase and sometimes there is a decrease in taxes attributable to reassessments. For those whose taxes do go up, the increase is due to past under-valuations. Testimony heard in committee suggested that this bill, if enacted, would upset the normal schedule for reassessments for many towns. **Vote 18-1.**

Original: House Clerk

Cc: Committee Bill File

Voting Sheets

HOUSE COMMITTEE ON MUNICIPAL AND COUNTY GOVERNMENT

EXECUTIVE SESSION on HB 552

BILL TITLE: relative to property tax valuations.

DATE: March 3, 2021

LOB ROOM: Hybrid

MOTIONS: INEXPEDIENT TO LEGISLATE

Moved by Rep. Lascelles

Seconded by Rep. McBride

Vote: 18-1

CONSENT CALENDAR: YES

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep John MacDonald, Clerk



2021 SESSION

Municipal and County Government

Bill #: HB552 Motion: ITI AM #: _____ Exec Session Date: 3/3/21

<u>Members</u>	<u>YEAS</u>	<u>Nays</u>	<u>NV</u>
Dolan, Tom Chairman	18		
Piemonte, Tony Vice Chairman	1		
MacDonald, John T. Clerk	2		
Tripp, Richard P.	4	1	
Guthrie, Joseph A.	3		
Lascelles, Richard W.	5		
McBride, Everett P.	6		
Melvin, Charles R.	7		
Ayer, Paul F.	8		
Pauer, Diane	9		
Porter, Marjorie A.	10		
Treleaven, Susan GS	11		
Gilman, Julie D.	12		
Maggiore, Jim V.		1	
Stavis, Laurel	13		
Mangipudi, Latha D.	14		
Vann, Ivy C.	15		
Klee, Patricia S.	16		
Gallager, Eric B.	17		
TOTAL VOTE:	18	1	

Public Hearing

HOUSE COMMITTEE ON MUNICIPAL AND COUNTY GOVERNMENT

PUBLIC HEARING ON HB 552

BILL TITLE: relative to property tax valuations.

DATE: March 3, 2021

LOB ROOM: Hybrid **Time Public Hearing Called to Order:** 10:58 a.m.

Time Adjourned: 11:35 a.m.

Committee Members: Reps. Dolan, Piemonte, J. MacDonald, Tripp, Guthrie, Lascelles, McBride, Melvin, Ayer, Pauer, Porter, Treleaven, Gilman, Maggiore, Stavis, Mangipudi, Vann, Klee and Gallager

Bill Sponsors:

Rep. Cali-Pitts

Rep. Abramson

Rep. Fellows

TESTIMONY

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

Introduced by Rep. Maggiore.

Norm Bernaicher, Director of Accessing, Town of Hanover - Great success with COVID because folks are home. We are looking at it as a success. Stopping the accessing creates an inequity.

Jim Michaud, Chief Assessor, Town of Hudson - It is way to late to suspend the process for 2021. It would be impossible to undue all the work that has been done. Where is the fiscal note to pay for all this? Not a good public policy. I would ask the committee to ITL.

Rep. Lascelles: If it is to discontinue assessment due to COVID, have you seen those difficulties?
ANS: We have gone 1/2 remote, 1/2 in person. We were doing our best to work around it. We didn't do a lot of interior review.

Rep. Lascelles: What grade would you give your assessment progress? ANS: I am not prepared to address that issue. If it looks okay on the outside, it is probably okay in the outside,

Rep. Cali-Pitts - It was a Portsmouth bill. It is in SB 102. With property value going up so high. People are paying more than what their property was worth. I thought the remaining towns of the state may have a problem. It is for the purpose of COVID 19. I didn't want to increase property taxes for a year. It wasn't a mean spirited bill. My recommendation is that it be retained and wait and see when SB 102 goes. Not a Portsmouth bill, but a state bill.

Rep. Tripp: What is the purpose of the bill? ANS: Every five years assessment - waived for one year.

Rep. Tripp: There maybe a tax shock. How does pushing this off for another year benefit the town?
ANS: Some needs to provide the individual tax payer some relief. All it does is suspend one year assessment.

Rep. Stavis: Are you aware of any other state that are implementing this measure? ANS: If this goes down, this idea is not foreign. SB 102 has many sponsors. Some equitable solutions.

Paul Smith, Vision Government Solutions - We provide software to NH Assessing offices. This is not happening in other states. If they push it off, you could see a sharp increase in taxes, up to 60%. It is also going to raise costs.

Mike Tarello, Vision Government Solutions - If the equalization indicates a medium of 75 and that the percentage of assessments go up for all properties.

Respectfully submitted,

Rep. John MacDonald
Clerk


House Remote Testify

Municipal and County Government Committee Testify List for Bill HB552 on 2021-03-03

Support: 9 Oppose: 6 Neutral: 0 Total to Testify: 5

<u>Name</u>	<u>City, State Email Address</u>	<u>Title</u>	<u>Representing</u>	<u>Position</u>	<u>Testifying</u>	<u>Signed Up</u>
Bernaiche, Normand	Hanover, NH norm.bernaiche@hanovernh.org	A Member of the Public	Hanover	Oppose	Yes (2m)	3/2/2021 1:15 PM
Michaud, Jim	Hudson, NH Jmichaud@hudsonnh.gov	A Member of the Public	Myself	Oppose	Yes (3m)	3/2/2021 3:54 AM
Myers, Patrice	Concord, NH 2009awsn@gmail.com	A Member of the Public	Myself	Support	Yes (0m)	3/1/2021 11:09 AM
Smith, Paul	Dover, MA psmith@vgsi.com	A Member of the Public	Myself	Oppose	Yes (2m)	3/2/2021 2:54 PM
Tarello, Mike	Hudson, MA mtarello@vgsi.com	A Member of the Public	Vision Government Solutions	Oppose	Yes (2m)	3/2/2021 2:16 PM

Testimony

Archived: Thursday, April 22, 2021 9:24:40 AM
From: Scott Bartlett
Sent: Friday, March 5, 2021 3:31:06 PM
To: Heather Goley; ~House Municipal and County Govt
Cc: Derek Horne
Subject: House Bill 552
Importance: Normal
Attachments:
[HB552.pdf](#) 

SCOTT W. BARTLETT, CNHA

TOWN ASSESSOR

TOWN OF GOFFSTOWN | 16 MAIN ST. | GOFFSTOWN, NH 03045

PH: 603-497-8990 EXT. 113 | FAX: 603-497-8993 | EMAIL: scott.bartlett@goffstownnh.gov

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Archived: Thursday, April 22, 2021 9:23:31 AM

From: [loren martin](#)

Sent: Friday, March 5, 2021 9:08:40 AM

To: ~House Municipal and County Govt

Subject: HB 552

Importance: Normal

Dear Sir or Madam;

I am writing as the Director of Assessing Operations at Avitar Associates of NE. We represent over 70 communities throughout the State as we are their contract Assessors. I also am an Assessing Standards Board member, although I do not write to you representing that body, just state it for the record so you are aware I am very involved and proactive in fair and equitable assessment practices across the State. This bill completely undermines that process.

This bill is cited as being the result of the pandemic and seeks to halt value efforts as of April 1. My understanding is this bill was to help those affected by the pandemic and I believe it has the direct opposite effect. Those that could afford to bill, expand, buy etc did so and the passage of this bill would give them a one year reprieve from taxation of these improvements. What this does in essence is shift the tax burden of said improvements to those that COULD NOT afford to do so. Further, the pandemic was sensationalized back in March of 2020. No such bill came forth then and taxpayers in 2020 were properly assessed and billed for whatever improvements they made as of 04/01/20. How is this bill fair to them a mere one year later and under the same pandemic conditions, although this year appears brighter with vaccines well under way and the death toll, hospitalizations and new cases decreasing. Further, should this bill make it through the House, Senate and be signed by the Governor it would go into effect perhaps August at the earliest and it would appear to be seeking a retroactive status back to April 1st. I believe that is unconstitutional. Further, most of this work is currently in process now and will be on the first issue tax bills warranted to the Tax Collector on May 15, 2021. I see many issues/concerns with this bill and I hope you are looking closely at it. We stand strongly opposed to this bill and will continue to voice our concerns throughout the process. I was unable to attend the hearing, but I will stand ready to do so if this is passed to the Senate. Please do not hesitate to contact me should you have questions or concerns.

Loren J. Martin

Archived: Thursday, April 22, 2021 9:23:31 AM
From: [Sallie Fellows](#)
Sent: Wednesday, March 3, 2021 12:31:06 PM
To: [~House Municipal and County Govt](#)
Subject: HB 552 Assessment Suspension
Importance: Normal

I signed on to the bill because I was thinking the price volatility in residential real estate, due to covid, would cause equalized valuations in some towns to spike this year and then come down next year. This would cause fluctuations in Adequacy Aid for school districts in FY24 and FY25, and the statewide education property tax assessments for some towns in 2023 and 2024. These fluctuations would be disruptive for school budgets and property tax payers.

After speaking to James Gerry, Director of the Municipal and Property Division at DRA, I learned that this bill will have absolutely no impact on the Equalized Valuations used for both Adequacy Aid and the apportionment of county taxes to towns.

The impact of this bill would be entirely within a municipality. Suspending valuation updates means December 2021 tax bills would be based on home values as of April 1, 2020 instead of April 1, 2021. So any homeowner that build an addition or made other improvements since April 2019 would not pay taxes on those improvements. A house build during this period would be taxed only on the land value. I'm sure no one think this is a good idea.

The Clerk for the Board of Tax and Land Appeals told me that sometimes the Board orders a town to do a revaluation, and this bill could interfere with such an order.

Personally, I see no reason to continue with this bill.

Rep. Sallie Fellows

Archived: Thursday, April 22, 2021 9:23:31 AM
From: P Myers
Sent: Monday, March 1, 2021 11:22:28 AM
To: ~House Municipal and County Govt
Subject: Thank you! HB 552
Importance: Normal

To the Honorable Members of the House Municipal and County Govt Committee:


Thank you for your extensive efforts on behalf of our towns and cities! I fully and gratefully support this bill.

Considering the impact that the emergency mandates have had on NH businesses and, truly, all aspects of life here in NH, it is refreshing that you would consider alleviating some of that impact by suspending the onerous increases in property taxes that occur every year.

Even without the emergency measures, Concord property taxes increase by 3% every year. I know of very few people in Concord whose paycheck increases by that much.

Thank you for your very much appreciated efforts on our behalf.

Sincerely,
Patrice M

Archived: Thursday, April 22, 2021 9:21:52 AM
From: Scott Bartlett
Sent: Friday, March 5, 2021 3:31:06 PM
To: Heather Goley; ~House Municipal and County Govt
Cc: Derek Horne
Subject: House Bill 552
Importance: Normal
Attachments:
[HB552.pdf](#) 

SCOTT W. BARTLETT, CNHA

TOWN ASSESSOR

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Town of Goffstown

TOWN OFFICES

16 MAIN STREET • GOFFSTOWN, NH 03045

March 5, 2021

House Municipal and County Government
Representative Tom Dolan, Chairman
The New Hampshire General Court
107 North Main Street
Concord, NH 03301

RE: House Bill 552

I am the Town Assessor of Goffstown.

I am not taking a position on HB 552 as I have not spoken with my Select Board and requested their permission to oppose this bill.

I listened to the testimony today and respectfully disagree with Representative Cali-Pitt's interpretation of the bill.

During her testimony Representative Cali-Pitts stated the bill would only suspend the five-year revaluation (required by RSA 75:8-a).

In actuality, the bill would **not** suspend the five-year revaluation. As stated in the bill, "... except that this suspension ... shall not apply if it is required to meet the constitutional requirement for 5-year assessments."

As discussed by Jim Michaud and Norm Bernaiche, the bill would suspend all other requirements of RSA 75. Most specifically this bill would suspend RSA 75:8 (Revised Inventory), which would include building permit pick-ups (i.e. new construction, additions, etc), lot splits and new subdivisions, exemptions and credits, and maybe even ownership changes. Many of these annual, required changes to the Assessing records have already been made.

Very truly yours,

Scott W. Bartlett, CNHA

Bill as
Introduced

HB 552 - AS INTRODUCED

2021 SESSION

21-0666

05/10

HOUSE BILL **552**

AN ACT relative to property tax valuations.

SPONSORS: Rep. Cali-Pitts, Rock. 30; Rep. Abramson, Rock. 37; Rep. Fellows, Graf. 8

COMMITTEE: Municipal and County Government

ANALYSIS

This bill suspends property tax valuations for the tax year beginning April 1, 2021.

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 Twenty One

AN ACT relative to property tax valuations.

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

1 1 Appraisal, Assessment, and Valuation of Taxable Property; Suspension. As the result of the
2 state of emergency declared in response to the COVID-19 pandemic, the requirements for appraisal,
3 assessment, and updating valuations under RSA 75 for property tax purposes are suspended for the
4 tax year beginning April 1, 2021; except that this suspension shall not end any contractual obligation
5 for payment of services and shall not apply if it is required to meet the constitutional requirement
6 for 5-year assessments.

7 2 Effective Date. This act shall take effect upon its passage.