



**NEW HAMPSHIRE PLANNERS ASSOCIATION
PO Box 3458
CONCORD, NH 03302**

January 11, 2016

The Honorable Russell Prescott, Chair
Senate Commerce Committee
Statehouse, Room 302
Concord, NH 03301

Re: SB 411 – Relative to the merger of lots that are mortgaged.

Dear Senator Prescott:

The New Hampshire Planners Association, representing close to 200 land use planning professionals in our state working at all levels of government and in the private sector, takes this opportunity to express support for SB 411. SB 411 requires that mortgage holders approve the voluntary merger of lots and prohibits merger if there are mortgages on multiple lots and the mortgages are held by different persons.

As you may be aware, the New Hampshire Planners Association requested that legislation be introduced to resolve issues encountered when voluntary mergers occurred without the knowledge and approval of the mortgage holder(s). We appreciate that SB 411 was put forth to resolve these concerns.

This bill would protect the interest of the mortgage holder(s) by codifying the best practice of notifying and obtaining approval from parties who have a financial interest in properties seeking merger approval. Currently some, but not all, communities require approval from the mortgage holder(s). The adoption of this legislation would establish clear regulations for communities to follow when considering voluntary mergers.

Thank you for your consideration.

Sincerely,

Sara H. Carbonneau, Legislative Liaison
NH Planners Association