

# N.H. Lakes Management Advisory Committee

[N.H. Lakes Management and Protection Program](https://www.lmac.des.nh.gov/)  
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<https://www.lmac.des.nh.gov/>

January 31, 2024

The Honorable Andrew Renzullo, Chair  
House Resources, Recreation, and Development Committee  
Legislative Office Building, Room 305  
Concord, NH 03301

**RE: HB 1229 - AN ACT relative to the purchase and sale of any interest in real property abutting public waters.**

Dear Chair Renzullo and Members of the Committee:

The Lakes Management Advisory Committee (LMAC) is writing to express its **support with amendment of House Bill 1229**, which will require disclosure of the requirements of the Shoreland Water Quality Protection Act (RSA 483-B, Shoreland Act) to buyers and lessors of property subject to that act.

We propose amendment to exclude renters from the provisions of the bill. Renters who stay less than a year or two at a property are unlikely to make the type of alterations that would be subject to the Act, such as cutting trees, maintaining a beach, doing other landscaping work, dredging a dock, or building new structures. Including them in the notification requirements of the act creates a significant extra volume of paperwork with little added benefit. Therefore, we suggest excluding rentals from the provisions of the bill.

The bill protects homeowners by ensuring they are aware of the Shoreland Act and therefore are not surprised when future work done on their property requires a permit or is precluded because of the provisions of the Act. It also means homeowners and landowners cannot later falsely claim ignorance of the law, as there will be a record of their notification of the law's requirements. There is a need to increase awareness of the Shoreland Act in order to better protect shorelands and water quality.

The bill supports the New Hampshire Department of Environmental Services' (NHDES) emphasis on educating homeowners rather than taking a hard line approach to prosecuting violations of the Act. We expect that NHDES, lake associations, municipalities, and others will continue existing education efforts about the Shoreland Act. As with most education efforts, however, repeated messaging is helpful, and this bill provides an additional educational opportunity.

The LMAC is a legislatively created body charged to work with NHDES to administer RSA 483-A, the Lakes Management and Protection Program. The Governor and Council appointed Committee is comprised of 19 members representing academia, business, conservation organizations, lake

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**LMAC VOTING MEMBERS:** Andrea LaMoreaux, Chair NH LAKES • Ryan Cardella, Marine Trades Association • Tiffany Grade, Conservation Community • Janet Kidder, Planning Boards • Frank Lemay, NH Business & Industry Assoc. • Joanie McIntire, NH Association of Realtors • Amanda McQuaid, Scientific Community • Lisa Morin, State Conservation Committee • Susan Price, NH Fish & Game Commission • Dick Smith, Fishing Interests • Steve Wingate, Conservation Commissions • Vacant, Municipal Official • Vacant, NH Travel Council

**LMAC NON-VOTING MEMBERS:** Garret Graaskamp, Vice Chair, NH Fish & Game Dept. • Capt. Tim Dunleavy, NH Dept. of Safety • Eric Feldbaum, NH Dept. of Natural and Cultural Resources • Mark Hemmerlein, NH Dept. of Trans. • Allen Wyman, NH Dept. of Ag, Markets & Food • Vacant, NH Dept. of Business and Economic Affairs

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associations, tourism, fish and game commission, marine trades, realtors, municipal government as well as several state agencies.

**In conclusion, the LMAC supports with amendment HB 1229.** Thank you for the opportunity to comment. Should you have questions, please feel free to contact me at (603) 569-3114 or [stevewingate@roadrunner.com](mailto:stevewingate@roadrunner.com).

Respectfully,



Steve Wingate, LMAC Legislation Subcommittee

cc: Representatives Rung, Coker, Wolf, J. MacDonald, and Crawford  
LMAC Representatives  
Robert R. Scott, Commissioner, NHDES