

LAKES REGION

REAL ESTATE

Four tenant protection bills run the gauntlet during NH House committee hearing

By **BOB HART**

NEW HAMPSHIRE BUSINESS REVIEW

Nothing will be easy in the NH House of Representatives this session, as the recent committee votes on four landlord-tenant bills can attest. The House Judiciary Committee had to go through multiple votes on each bill because of the difficulty of either side to gain a majority.

The bills are different, but the debate over them is basically the same. Given the acute shortage of rental housing, tenants need to be protected, because landlords have the upper hand, and can easily exploit them, proponents maintain. Because of the acute shortage of housing, landlords need to be protected, because any regulation could cause them to get out of the

rental business, making the housing shortage even worse, argue opponents.

Let's start with House Bill 112, which the committee narrowly recommended to the full house after a compromise amendment was inserted. The original bill would have required landlords who are about to sell the property to provide tenants 60 days' notice before the sale closes, and even more time to give them a chance to obtain financing to buy the property, similar to a law now used by residents of manufactured home parks to buy the land under their homes.

With a 10-10 Republican-Democratic membership, a motion to kill the bill failed on a tie vote. Democrats then offered an amendment that would just leave the 60-day notice in the bill.

"I agree that the motion is somewhat less objectionable," said commit-

tee Chair Rep. Bob Lynn, R-Windham, "but it still makes it more difficult to own and manage and dispose of the property, so in theory that will make things worse, and the more restrictions to place on landlords will discourage people from being landlords."

With the housing shortage, replied Rep. Timothy Horrigan, D-Durham, "it's best to get the word to the tenants what is going on."

The amended bill passed, 11-9.

Things became even more convoluted with HB 117. This was Lynn's bill that will give the landlord the right to evict someone at the end of a lease, without any cause, overturning a state Supreme Court decision to protect the rights of tenants. "When a contract is over, you should be able to end that contract," said Lynn, a former Supreme

Court justice himself, arguing that it would make landlords "reluctant to rent to someone who is marginal."

After multiple tie votes, the committee agreed to retain the bill, but then voted to reconsider that vote, and another tie vote would have sent the bill to the full House without a recommendation. A vote to reconsider the reconsideration failed on a 10-10 vote.

Then there was HB 261, which would allow domestic violence victims and people who have suddenly become disabled to break their lease and get their security deposit back. Again, Democrats tried to rescue the bill by just making limiting it to domestic violence victims, a position, in theory that won over Jeffrey Greeson, R-Wentworth.

see **TENANT** page 39

Proposed 95-acre multi-use development in Concord may grow even larger

By **JEFF FEINGOLD**

NEW HAMPSHIRE BUSINESS REVIEW

The development team behind a plan to construct some 650 housing units on 95 acres in Concord has grown by one partner and taken an option to purchase 40 more acres of abutting property.

The proposed Monitor Way development — near the Concord Monitor building on land owned by Newspapers of New England, the Monitor's parent

company — is a mixed-use plan, featuring commercial, retail as well as apartments and townhomes.

The developers said they are "studying different potential uses" for the additional 40 acres, but provided no specifics.

The 40-acre property is owned by the Concord Regional Solid Waste Cooperative, a group of municipalities that built the nearby Wheelabrator trash-to-energy power plant.

Meanwhile, the development team,


which includes Kevin Lacasse, CEO of New England Family Housing and Dean Navaroli, principal of the Hollis-based commercial real estate firm of William & Reeves, also has taken on a new partner — Mike Dion, founder of Metro Walls, the Manchester-based regional framing and drywall company who recently sold the firm to its employees through an Employee Stock Ownership Plan. He continues to serve as Metro Walls' chair.

"We're excited to have Mike join the





Monitor Way development team," Lacasse said. "With his 30-plus years of construction experience and resources, having been involved in the creation of thousands of housing units over the years, Mike is the one of the best-known leaders in the New Hampshire construction industry, yet a secret asset as a developer."

Dion and Navaroli have previously partnered on a number of commercial

See next page



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from preceding page

and multifamily residential development projects in Bedford, Epping and Londonderry. Dion is also developing single-family and multifamily housing projects in Laconia.

According to a press release issued by the developers, in total the three partners have ownership in properties that totals about \$180 million, have structured financing for a combined \$160 million worth of real estate and been involved in over \$1 billion worth of construction, including the creation of nearly 11,000 housing units.

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Lisa Lewis comes to Roche Realty Group

MEREDITH — Frank Roche, president of Roche Realty Group, Inc, with offices in Meredith and Laconia, has announced that Lisa Lewis has recently joined the real estate firm. She will be a part of the Meredith office's team.

Lisa brings a huge amount of experience across many industries to the real estate firm with an extensive network of former clients, business associates, and friends. She has lived "all around the lake" for over 40 years. Her entrepreneurial roots are in Laconia, with small customer-oriented businesses to large construction services. She has acquired the knowledge of this diverse background combined with over a decade of executive support in a Global Display Graphics company which will provide her clients with a high level of customer representation.

Frank Roche commented, "We're very excited to have Lisa on our team where she can share her experience with new home construction builds, multiple property sales, commercial property ownership, and her extensive knowledge of the Lakes Region. She has experienced lakeside living on both Lake Winnepesaukee and Lake Winnisquam. She has valuable experience in property



LEWIS

renovations, site work, and antique home restoration. Most importantly, her technology and customer relations skills are exceptional."

Lisa feels the Lakes Region has it all, especially for its quality of life. She has a strong desire to promote business growth and commercial activity in surrounding towns like Belmont, Barnstead, Bristol and other small communities.

Lisa spends her summers boating out of Moultonborough Bay and has an in-depth knowledge of the lake and the surrounding lakeside communities. She spends time with special friends in Gilford and family members in Alton. Her heart will always be at the Weirs, and when not in the Meredith office, she is probably driving through Tuftonboro.

Lisa is excited to work with all of her colleagues, friends, business associates, and past clients with any of their future real estate needs. She's looking forward to her affiliation with Roche Realty Group, a family-owned independent real estate firm with a trusted name in the Lakes Region for over 30 years. Lisa can be reached at 603-630-3663 (cellphone), 603-279-7046 Ext. 458 (Meredith office), or by email at llewis@rocherealty.com.



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