

TOWN OF MASON
PLANNING BOARD
16 Darling Hill Road, Mason, NH 03048

Voluntary Lot Merger
(RSA 674:39-a)

I/We, [OWNER(S)], with a mailing address of [ADDRESS, TOWN, STATE, ZIP], being the owner(s) of certain lots or parcels of land situated in the Town of Mason, in the County of Hillsborough, and State of New Hampshire, as described below, hereby apply to the Mason Planning Board for the merger of said lots into a single lot of record, to be known as:

Map ____, Lot ____, Sub ____

hereafter, in accordance with the provisions of RSA 674:39-a¹. By our signatures we certify that:

1. Ownership of both lots to be consolidated is identical.
2. All owners initial only one choice below:

_____ the parcels to be merged are not subject to any liens or mortgages.

OR

_____ There is a mortgage on one or more of the lots. We have given written notice to each mortgage holder at the time of the submission of this application for voluntary lot merger. The Planning Board shall not approve this application without the written consent of each mortgage holder, as such consent is required as a condition of approval of the merger. The written consent of each mortgage holder shall be recorded with the approved notice of the merger. Upon recordation of the notice and each consent, the mortgage or mortgages shall be deemed by operation of law to apply to all lots involved in the merger. The Town of Mason shall not be liable for any deficiency in the notice to mortgage holders.

3. Property taxes on both parcels are current.

It is our understanding that:

- A. The newly merged tract of land will be treated as a single lot for all purposes, including taxation;

B. This merger shall bind the undersigned owner(s), and their heirs, successors and assigns, and shall be recorded forthwith in the Hillsborough County Registry of Deeds; and,

C. The said parcels of land cannot be separately sold, alienated or conveyed without a lawful subdivision as required by the statutes of New Hampshire and the ordinances of the Town of Mason.

Description of Lots to be Merged:

Lot #1: Land known as Mason Assessor's Map _____, Lot _____, Sub _____ on the _____ side of _____ Road, and described in a deed dated _____ and recorded at Hillsborough County Registry of Deeds in Book _____, Page _____.

Lot #2: Land known as Mason Assessor's Map _____, Lot _____, Sub _____ on the _____ side of _____ Road, and described in a deed dated _____ and recorded at Hillsborough County Registry of Deeds in Book _____, Page _____.

Signed this ____ day of _____ in the year _____.

[OWNER]

[OWNER]

Approval:

This application for merger creates no violations of current ordinances or regulations and is hereby accepted by the Town of Mason Planning Board this ____ day of _____, ____.

MASON PLANNING BOARD

_____, Chairman

i 674:39-a Voluntary Merger. –

I. Any owner of 2 or more contiguous preexisting approved or subdivided lots or parcels who wishes to merge them for municipal regulation and taxation purposes may do so by applying to the planning board or its designee. Except as set forth in paragraphs II and III, all such requests shall be approved, and no public hearing or notice shall be required. No new survey plat need be recorded, but a notice of the merger, sufficient to identify the relevant parcels and endorsed in writing by the planning board or its designee, shall be filed for recording in the registry of deeds, and a copy mailed to the municipality's assessing officials. No such merged parcel shall thereafter be separately transferred without subdivision approval. No city, town, county, or village district may merge preexisting subdivided lots or parcels except upon the consent of the owner.

II. If there is any mortgage on any of the lots, the applicant shall give written notice to each mortgage holder at the time of the submission of the application. The written consent of each mortgage holder shall be required as a condition of approval of the merger, and shall be recorded with the notice of the merger pursuant to paragraph I. Upon recordation of the notice and each consent, the mortgage or mortgages shall be deemed by operation of law to apply to all lots involved in the merger. The municipality shall not be liable for any deficiency in the notice to mortgage holders.

III. No merger shall be approved that would create a violation of then-current ordinances or regulations.

Source. 1995, 291:9. 2010, 345:1, eff. Sept. 18, 2010. 2016, 327:1, eff. Aug. 23, 2016.