

For Registry Use Only

Town Of Albany, NH

1972 A NH Route 16
Albany NH 03818 USA
603-447-6038

planningboard@albanynh.org

OFFICE OF THE ALBANY PLANNING BOARD

Date: _____

VOLUNTARY PARCEL/LOT MERGER APPLICATION

Pursuant to RSA 674:39-a

*** (Please use black ink print clearly) ***

PROPERTY OWNER(S) NAME: _____

ADDRESS: _____

TELEPHONE: _____

THE FOLLOWING LOTS/PARCELS ARE TO BE MERGED:

TOWN MAP#	TOWN LOT#	Street Address	Acreage	Carroll County	
				Book	Page
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

I (we) understand that no such merged parcels shall hereafter be separately transferred without Subdivision Approval from the Albany Planning Board.

I (we) understand that a copy of this notice will be filed with the Carroll County Registry of Deeds and a copy of the same will be forwarded to the assessing officials and the Planning Board c/o the Albany Town Hall, 1972-A Route 16, Albany, NH 03818.

I (we) further certify that merger of these lots does not create a violation of the current ordinances and regulations of the Town of Albany, New Hampshire.

I (we) further agree that the above listed lots/parcels shall not be subject to separate liens or mortgages and any such liens apply equally to all parcels merged.

I (we) further agree that all real estate taxes are current on all parcels affected by this merger.

I (we) are the sole owners of the above listed lots/parcels/properties involved in this merger.

Owner(s) Signature(s):

Print: _____ X _____

Print: _____ X _____

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Date Reviewed: _____ by: _____

Date Accepted as Complete by the Albany Planning Board _____

Voluntary Lot/Parcel Merger Fee Paid: _____

The merger of the above listed lots/parcels was approved by the Albany Planning Board pursuant to NH RSA 674:39-a at their regularly scheduled meeting on _____.

In approving this Lot/Parcel Merger, the Albany Planning Board has not reviewed or considered compliance with private covenants, encumbrances, or other requirements/restrictions applicable to the property. The property owner is solely responsible to assure that this merger does not violate any applicable restrictions or requirements.

Albany Planning Board Chairman: X _____ Date: _____

The new parcel shall herein after be: MAP# _____ LOT# _____

Date NOTICE OF MERGER sent to Town Assessor: _____

Date NOTICE OF MERGER sent to Carroll County Registry of Deeds: _____

cc: Applicant Planning Board Board of Selectmen Town Clerk Tax Assessor Surveyor Registry of Deeds.

NH RSA 674:39-a
TITLE LXIV
PLANNING AND ZONING

CHAPTER 674
LOCAL LAND USE PLANNING AND REGULATORY POWERS

Regulation of Subdivision of Land

Section 674:39-a

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.