

**Lyman Planning Board
65 Parker Hill Road
Lyman, NH 03585
603-838-5900**

LOT MERGER REQUEST

Date of Request: ____/____/____

Under RSA 674:39a, we request that the lots we own in the Town of Lyman, as listed below, be merged and be taxed as one parcel. We understand that no such merged parcel shall thereafter be separately transferred without subdivision approval by the Planning Board.

Current Tax Map & Lots Number of Proposed Parcels being merged:

Tax Map/Lot and Physical Address

Tax Map/Lot and Physical Address

Tax Map/Lot and Physical Address

Tax Map/Lot and Physical Address

Printed Name of Property Owner(s): _____

Mailing Address: _____

Phone Number to be reached at: _____

Signature of Owner **Date**

Signature of Owner **Date**

Planning Board Approval Date: ____/____/____

A new regulation was added to RSA 674:39-a governing Voluntary Mergers in August 2016. This new section reads as follows:

II. If there is any mortgage on any of the lots, the applicant shall give notice to each mortgage holder at the time of submission of the application. The written consent of each mortgage holder shall be required as a condition of the approval of the merger, and shall be recorded with 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.

The legislation does not specify what information should be included in the notice to mortgage holders, but Lyman's town counsel suggests the following:

- Owner name(s)
- Map & lot numbers
- Recording information for the mortgage deed(s)
- A statement that the owner is seeking to merge the lots and requires consent of the mortgage holder(s) to do so

Please provide the Lyman Planning Board with a copy of the notice you send to each mortgage holder as well as their consent, once you receive it, so it can be recorded on your behalf along with the approved Lot Merger Request form.

If you do not have mortgage holders on any of the parcels being merged, please sign below to indicate that RSA 674:39-a, II does not pertain to you.

Signature of Owner

Date

Signature of Owner

Date

All required fees must be submitted with this application. Exact fees will vary depending upon the number of mortgage holder request letters and written consents that are required to be recorded.

Office hours for submitting applications are Monday from 8:30 am to 3:30 pm, Wednesday and Thursday from 8:30 am to 2:00 pm. If you have further questions, please call 603-838-5900 during those same hours.