

**NH DEPARTMENT OF REVENUE ADMINISTRATION**  
**Residential Property Subject to Housing Covenant**  
**RSA 75:1-a**

**2020**  
**CAP RATES BY COUNTY**

<b>COUNTY</b>	<b>PRE-TAX* CAP RATE</b>
Belknap	10.66%
Carroll	10.91%
Cheshire	10.41%
Coos	11.16%
Grafton	9.78%
Hillsborough	9.66%
Merrimack	9.78%
Rockingham	9.41%
Strafford	9.78%
Sullivan	10.91%

SOURCE:  
NH Department of Revenue  
Municipal and Property Division

**NOTES:**

The 2020 Cap Rates have been adjusted to recognize the potential economic impact of the corona virus pandemic and the global recession that in all likelihood will result during 2020. Cap Rates have historically been impacted by economic recessions.

\*The Cap Rates are PRE-TAX (they do not include a property tax expense). Municipal Assessors are to add the local property tax load factor to conclude with the final overall rate per RSA 75:1-a. For example, if the Pre-Tax Cap Rate for the county is 6.46% and the local property tax rate is \$21.34, the final overall rate would be  $6.46 + 2.134$  or 8.594%.

The concluded cap rates as developed and posted are not intended to be utilized for any purpose other than those associated with the Low Income Housing Tax Credit (LIHTC) Program in RSA 75:1-a. The LIHTC program provides an incentive for private investment to create and preserve affordable rental housing. This program is governed by Section 42 of the Internal Revenue Code. LIHTC properties are primarily newly constructed or substantially rehabilitated. Some of the LIHTC projects use tax-exempt financing; these may be either larger existing projects that will be partially rehabilitated as a requirement of the tax-exempt financing or they are newly constructed properties that are larger in scale. The Cap Rates published in this document apply only to these types of multi-family properties and are used in the administration of RSA 75:1-a.