Bill as Introduced

HB 529-FN - AS INTRODUCED

2011 SESSION

11-0631 05/01

HOUSE BILL

529-FN

AN ACT

relative to real property on which methamphetamine has been produced.

SPONSORS:

Rep. Nevins, Rock 15; Rep. Butynski, Ches 4

COMMITTEE:

Judiciary

ANALYSIS

This bill directs the department of environmental services to notify the property owner if methamphetamine was produced on the property. If the property is not an owner-occupied, single family residence, the owner is required to notify the occupants and perform certain testing and remediation efforts. If the property is an owner-occupied, single family residence, testing and remediation are optional, but notice to any future occupants is required.

The bill is a request of the department of environmental services.

Explanation:

Matter added to current law appears in bold italics.

Matter removed from current law appears [in brackets and struckthrough.]

Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Eleven

AN ACT

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relative to real property on which methamphetamine has been produced.

Be it Enacted by the Senate and House of Representatives in General Court convened:

- 1 Notice and Testing Requirements for Real Property on Which Methamphetamine Has Been Produced. RSA 477:4-g is repealed and reenacted to read as follows:
- 3 477:4-g Notification and Testing Prior to Sale, Transfer, Lease, or Rental of Real Property on 4 Which Methamphetamine has Been Produced.
 - I. In this section:
 - (a) "Department" means the department of environmental services.
 - (b) "Methamphetamine production" means any activity prohibited by RSA 318-D.
 - (c) "Owner" means the owner of record of any structure in which methamphetamine production has occurred, as recorded in the property tax records of the municipality in which the structure is located.
 - (d) "Qualified professional" means an individual who has completed, as a minimum, the 40-hour Hazardous Waste Operations and Emergency Response training pursuant to 29 CFR 1910.120, is familiar with the testing requirements and remediation methods established by the department, and has been trained in testing for the presence of surficial methamphetamine and in remediating properties that have been contaminated by methamphetamine production.
 - (e) "Remediation" means the cleanup, treatment, removal, or destruction of hazardous substances or methamphetamine, or both, or any surface contaminated with hazardous substances or methamphetamine, or both, at or in a structure in which methamphetamine production has occurred.
 - (f) "Structure" means an enclosed area in which methamphetamine production occurred. If the area in which methamphetamine production occurred is part of a larger building, the term shall mean only those area or areas within the larger building which reasonably could be contaminated as a result of the activity.
 - II. Upon being notified by a federal, state, or local law enforcement official that methamphetamine production has occurred in a structure, the department shall notify the owner in writing and direct the owner to comply with the requirements of paragraph III or IV, as applicable.
 - III. If the property is not an owner-occupied single-family private residence, the following provisions shall apply:
 - (a) Within 10 days of notice under paragraph I, the owner shall notify the department as to whether the owner will comply with subparagraph (c)(1) or (c)(2) and, if the owner elects (c)(2), provide a copy of the required notice.

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(b) Within 30 days of notice under paragraph I, the owner shall provide to the
department the name and qualifications of the qualified professional engaged by the owner to
prepare and implement a testing plan that complies with requirements for such plans established by
the department pursuant to paragraph VI.
(c) Until such time that testing shows that the methamphetamine level is below the
remediation cleanup standard established by the department, the owner shall either:
(1) Refrain from allowing any use of the structure, provided that if the structure is
part of a larger building, the owner physically isolates the structure from the remainder of the
building; or
(2) Notify all potential occupants or users of the structure of the contamination or
potential contamination in accordance with paragraph V.
(d) Within 30 days of the owner's notice to the department under subparagraph (b), the
qualified professional shall submit a testing plan for the property.
(e) Within 10 days of the department's approval of the testing plan, the qualified
professional shall implement the plan as approved.
(f) Within 20 days of completing the testing, the qualified professional shall submit to
the department:
(1) A signed certification that the testing plan was implemented as approved; and
(2) The results of the tests.
(g) If the test results show the methamphetamine level is below the remediation cleanup
standard established by the department, no further action shall be required and the owner shall
$retain\ a\ copy\ of\ the\ test\ results\ to\ provide\ to\ local,\ state,\ or\ federal\ law\ enforcement,\ public\ health,\ or$
environmental agencies upon request.
(h) If the test results show the methamphetamine level is above the remediation cleanup
standard established by the department, then within 20 days of receipt of the test results the owner
shall provide to the department the name and qualifications of the qualified professional engaged by
the owner to prepare and implement a remediation plan that complies with requirements for such
plans established by the department pursuant to paragraph VI.
(i) Within 30 days of the owner's notice to the department under subparagraph (h), the
qualified professional shall submit a remediation plan for the property.
(j) Within 10 days of the department's approval of the remediation plan, the qualified
professional shall begin implementation of the plan as approved.
(k) Within 30 days of completing the remediation, the qualified professional shall submit
to the department:
(1) A signed certification that the remediation plan was implemented as approved;
and
(2) The results of the final tests showing that the level of methamphetamine is below

the remediation cleanup standard established by the department.

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1	(1) The department shall review the report submitted by the qualified professional to
2	determine whether the requirements of this section and rules adopted pursuant to this section have
3	been met, and shall notify the owner and qualified professional in writing of the results of its review.
4	IV.(a) If the property is an owner-occupied single-family residence, the owner shall either:
5	(1) Notify all potential occupants or transferees of the potential contamination in
6	accordance with paragraph V; or
7	(2) Proceed as specified in paragraph III.
8	V.(a) The notification required by paragraph III(a) or IV shall contain, at a minimum, the
9	following text:
10	NOTICE
11	This structure may be contaminated with methamphetamine or with other hazardous substances
12	used in the production of methamphetamine.
13	(b) The owner may provide additional information relating to the adverse health impacts
14	of such contamination and to the status of remediation efforts.
15	(c) For any notice to be delivered to an actual or potential occupant or other user of the
16	structure, the text shall be typed or printed in a clear dark font no smaller than 12 point Arial®. For
17	any notice to be posted, the text shall be typed or printed in a clear dark font no smaller than one-
18	half inch in height.
19	VI. The department shall adopt rules under RSA 541-A to establish the requirements for
20	testing plans and remediation plans for property on which methamphetamine production has
21	occurred.
22	VII.(a) If any person fails or refuses to comply with the requirements of this section or the
23	rules adopted pursuant to this section, the department may:
24	(1) Issue an order to such person to comply with such requirements and take such
25	remedial measures as may be necessary; or
26	(2) Request the attorney general to bring a civil action in superior court for
27	appropriate relief, including a temporary or permanent injunction or both, to enforce any provision of
28	this section or any rule or order issued pursuant to this section.
29	(b) Any order issued by the department pursuant to this section shall be recorded in the
30	registry of deeds for the country in which the property is situated. A recorded order shall run with
31	the land, provided that an appropriate description of the land involved including the accurate name
32	of the owner thereof shall be included in the order. No fee shall be charged for recording an order;
33	however, a fee may be charged for discharging an order.
34	VIII.(a) The department shall maintain a list of all properties that are not owner-occupied
35	single-family residences for which notice has been received from a federal, state, or local law
36	enforcement official in accordance with paragraph I, which identifies:
37	(1) The street address and municipality of the property;

HB 529-FN - AS INTRODUCED - Page 4 -

(2) The date the department received notice from a law enforcement official;
(3) The date the department provided notice to the owner; and
(4) The status of the process specified in paragraph III.
(b) The list maintained pursuant to subparagraph (a) shall be a governmental record
that is subject to disclosure under RSA 91-A.
(c) The department shall maintain a separate list of all owner-occupied single-family
residences for which notice has been received from a federal, state, or local law enforcement official
in accordance with paragraph I, which identifies:
(1) The street address and municipality of the property;
(2) The date the department received notice from a law enforcement official;
(3) The date the department provided notice to the owner; and
(4) Whether or not the department has received a report from a qualified
professional that the level of methamphetamine is below the remediation cleanup standard
established by the department.
(d) All information on the list maintained pursuant to subparagraph (c) shall be exempt
from disclosure under RSA 91-A, except as follows:
(1) The department shall provide the information upon request to an official of any
local, state, or federal law enforcement, public health, or environmental agency, provided the official
confirms that the information shall not be subject to further disclosure.
(2) Upon receipt of a request for information about a specific owner-occupied single-
family residence which is accompanied by proof that the residence is being advertised or otherwise
offered for sale, the department shall disclose whether or not it has received a report for that
residence from a qualified professional that the level of methamphetamine is below the remediation
cleanup standard established by the department.
2 Effective Date. This act shall take effect upon its passage.

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LBAO 11-0631 01/18/11

HB 529-FN - FISCAL NOTE

AN ACT

relative to real property on which methamphetamine has been produced.

FISCAL IMPACT:

Due to time constraints, the Office of Legislative Budget Assistant is unable to provide a fiscal note for this bill at this time. When completed, the fiscal note will be forwarded to the House Clerk's Office.

HB 529-FN - AS INTRODUCED - Page 5 -

LBAO 11-0631 Revised 01/27/11

HB 529 FISCAL NOTE

AN ACT

relative to real property on which methamphetamine has been produced.

FISCAL IMPACT:

The Department of Environmental Services states this bill may increase local expenditures by an indeterminable amount in FY 2012 and each year thereafter. There will be no fiscal impact on state and local expenditures or state, county, and local revenue.

METHODOLOGY:

The Department of Environmental Services states this bill will require the Department to provide notice to property owners where methamphetamine had been produced and direct the owner to perform appropriate testing and remediation. The Department assumes this bill will not be implemented until FY 2012. Based on information obtained from the US Department of Justice, it is assumed there will be 16 methamphetamine labs discovered each year and only 25% of the properties will be owner occupied. The Department assumes it will need to redirect existing staff resources to complete this function, affecting the availability of staff to address other duties assigned to the Department. The Department assumes it will need to dedicate a total of 16 hours of an executive secretary's (labor grade 11) time and 48 hours of an environmentalist IV (labor grade 27) to process notifications from law enforcement of methamphetamine production, obtain property owner information and notify property owner and request testing. The Department assumes it will need to dedicate a total of 60 hours of an executive secretary's (labor grade 11) time and 170 hours of an environmentalist IV (labor grade 27) to process information from the property owners regarding notification of renters and name an qualifications of professional to perform testing; review and approve testing plan; review and approve remediation plan; maintain a separate list of owner and non-owner occupied properties; and release information to real estate agents on status of previously noticed properties. The Department states there may be a limited but indeterminable impact on local expenditures to the extent local law enforcement makes notifications to the Department regarding methamphetamine labs.

Speakers

SIGN UP SHEET

To Register Opinion If Not Speaking

Bill #	udia ich	Date	9-0-00/		
Committee	529 Judiciar f ** Please Prin				
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Hearing Minutes

PUBLIC HEARING ON HOUSE BILL 529

BILL TITLE:

relative to real property on which methamphetamine has been produced.

DATE:

February 8, 2011

LOB ROOM:

208

Time Public Hearing Called to Order:

1:45 pm

Time Adjourned:

2:25 pm

(please circle if present)

Committee Members: Reps Rowe Sorg Souza, Hagan, Silva Andolina, Giuda (LaCasse,) (McClarren, Murphy, Palmer, Peterson, Tregenza, Wheaton, Wall, Potter Weben and Watrous.

Bill Sponsors: Rep. Nevins, Rock 15; Rep. Butynski, Ches 4

TESTIMONY

- * Use asterisk if written testimony and/or amendments are submitted.
- * Rep. C. Nevins, sponsor

Introduced the bill.

Questions from: Reps. Watrous, LaCasse, Giuda, Wheaton

Rep. B. Butynski, co-sponsor - supports

Questions from: Rep. Weber

*Mike Wimsatt and Gretchen Hamel, Department of Environmental Services - supports

Questions from: Reps Giuda, LaCasse, Wheaton, Weber, and Rowe

Respectfully submitted,

Rep. Gregory Sorg, Acting Clerk

PUBLIC HEARING ON HOUSE BILL 529

BILL TITLE:

relative to real property on which methamphetamine has been produced.

DATE:

February 8, 2011

LOB ROOM:

208

Time Public Hearing Called to Order:

1:30 pm

Time Adjourned:

2:25 pm.

(please circle if present)

Committee Members: Reps Rows Sorg Souza, Hagan Silva Andolina Giuda La Casse McClarren, Murphy, Palmer, Peterson, Tregenza Wheaton Wall Potter Weber and Watrous.

Bill Sponsors: Rep. Nevins, Rock 15; Rep. Butynski, Ches 4

TESTIMONY

Use asterisk if written testimony and/or amendments are submitted.

Rep Chie Revent (4 mer)
- Watrous (Q) - La Cace (Q)
- Minda (Q) - Meston (Q)
- Rep Bill Butynchi (support)

- Weber (Q)

#Meler Wimsott (DES) WIMSOTT - Hindo (Q) - Le Casse (Q) - Mhostr (Q) - Weber (Q) - Now (Q) - Hindo (Q) Mretchen Namel (DES)

Sub-Committee Actions

SUBCOMMITTEE WORK SESSION ON HB 529

BILL TITLE:

relative to real property on which methamphetamine has been produced.

DATE:

February 8, 2011

Subcommittee Members:

Reps. Silva, Peterson, Giuda, LaCasse, McClarren, Wheaton, Souza,

Weber and Watrous

Comments and Recommendations:

Amendments:

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Motions:

OTP, OTP/A ITI Retained (Please circle one.)

Moved by Rep. McClarren

Seconded by Rep. LaCasse

Vote: 8-1

Motions:

OTP, OTP/A, ITL, Retained (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote:

Respectfully submitted,

Rep. Lucy M. Weber
Subcommittee Chairman/Clerk

EXECUTIVE SESSION on HB 529

BILL TITLE:

relative to real property on which methamphetamine has been produced.

DATE:

{Type DATE}

LOB ROOM:

208

Amendments:

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Motions:

OTP, OTP/A (ITL) Interim Study (Please circle one.)

Moved by Rep. McChra

Seconded by Rep. La Casse

(Please attach record of roll call vote.)

Motions:

OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote:

(Please attach record of roll call vote.)

CONSENT CALENDAR VOTE: {Type VOTE}

(Vote to place on Consent Calendar must be unanimous.)

Statement of Intent:

Refer to Committee Report

Respectfully submitted,

Ley War Rep. Lenette Peterson, Clerk

Testimony

NHDES

The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

February 8, 2011

The Honorable Robert Rowe, Chairman House Judiciary Committee Legislative Office Building, Room 208 Concord, New Hampshire 03301

SUBJECT: HB 529-FN – Relative to Real Property on which Methamphetamine has been Produced

Dear Chairman Rowe:

Thank you for the opportunity to testify in support of HB 529. This bill directs the Department of Environmental Services (DES) to notify the property owner when it learns that methamphetamine has been produced at a property. It further requires that an owner of any property that is not an owner-occupied private residence notify the occupants and perform testing and remediation. Under the bill, testing and remediation is optional for owner-occupied, single family residences, provided that notice is given to any future occupants. This bill was requested by DES in order to improve protection of public health by providing for timely notification of property owners and ensuring appropriate testing and remediation of rental properties contaminated by these illegal activities.

Clandestine manufacturing of methamphetamines has become a serious law enforcement, environmental and public health issue in New Hampshire. These activities often occur in residential buildings, including private homes, apartment buildings, and motel rooms, generally without the knowledge of the property owner. When these properties are identified by law enforcement, a variety of hazardous chemicals used to manufacture the drug are often present. In addition, interior building surfaces and furnishings can be contaminated with methamphetamine residues. In most cases, containers are removed immediately following discovery, but there is generally no effort to decontaminate the interior building surfaces and furnishings.

Toxicologists and health risk assessors have determined that methamphetamine residues in a living space pose real and significant health risks to occupants. After reviewing the work of experts nationally, New Hampshire's environmental health program staff have determined that in order to be considered safe for residential occupancy, interior building surfaces should contain methamphetamine residue at a concentration of no more than 1.5 ug/100 cm².

Honorable Robert Rowe, Chairman House Judiciary Committee HB 529-FN February 8, 2011 Page 2 of 2

Current law (RSA 477:4-g), which was enacted in 2006, addresses the issue of notification by the property owner to buyers, lessees, and occupants, and prescribes a role for DES in establishing cleanup standards and determining compliance with those standards. However, efforts to implement the law at affected properties revealed two significant gaps in the existing law. First, the statute does not clearly establish a requirement for any government agency to notify property owners that methamphetamine has been manufactured at their property. Second, property owners do not have a clear responsibility to perform testing for methamphetamine residues or to clean up contamination. This bill provides a structured process for notifying property owners, and, in the case of property that is not owner-occupied single-family, for ensuring that appropriate testing and cleanup are completed. For owner-occupied single-family residences, the owner may elect to notify all potential occupants or transferees in lieu of performing testing or remediating the property.

In summary, DES believes that enactment of HB 529 will improve public health protection by establishing a process for notifying property owners that methamphetamine has been produced at their property, and ensuring that affected rental properties are appropriately tested and cleaned up. Thank you for your consideration of this important bill. If you have questions, please contact Michael Wimsatt, Director of the Waste Management Division at 271-2905 or Michael.Wimsatt@des.nh.gov, or Gretchen Hamel, Administrator of the DES Legal Unit at 271-3137 or Gretchen.Hamel@des.nh.gov.

Sincerely,

Thomas S. Burack, Commissioner

cc: Rep. Christopher Nevins

Rep. William Butynski

Dr. José Montero, Director, DHHS - Division of Public Health Services

Michael Dumond - DHHS-DPHS

Voting Sheets

EXECUTIVE SESSION on HOUSE BILL 529-FN

BILL TITLE:

relative to real property on which methamphetamine has been produced.

DATE:

February 15, 2011

LOB ROOM:

208

Amendments:

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Motions:

OTP, OTP/A/ITL, Interim Study (Please circle one.)

Moved by Rep. G. Wheaton

Seconded by Rep. D. McClarren

Vote: 14-0 (Please attach record of roll call vote.)

Motions:

OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote:

(Please attach record of roll call vote.)

CONSENT CALENDAR VOTE:

(YES)

NO

(Vote to place on Consent Calendar must be unanimous.)

Statement of Intent:

Refer to Committee Report

Respectfully submitted,

Rep. Joseph M. Hagan, Acting Clerk

EXECUTIVE SESSION on HB 529

BILL TITLE:

relative to real property on which methamphetamine has been produced.

DATE:

{Type DATE} 2/15/11

LOB ROOM:

208

Amendments:

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Sponsor: Rep.

OLS Document #:

Motions:

OTP, OTP/A (ITI), Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep. Hc(lure)

Vote: 14.0 (Please attach record of roll call vote.)

Motions:

OTP, OTP/A, ITL, Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote:

(Please attach record of roll call vote.)

CONSENT CALENDAR VOTE: {Type VOTE}

(Vote to place on Consent Calendar must be unanimous.)

Statement of Intent:

Refer to Committee Report

Respectfully submitted,

Rep. Lenette Peterson, Clerk

JUDICIARY		
Bill #: Title:	METHAMPHETAMINE Cl	FAN-UP REGUIRGE
PH Date:/	Exec Session I	Date: 2 , 15 , 11
Motion: ITL	Amendment#	
MEMBER	YEAS	NAYS
Rowe, Robert H, Chairman	<u> </u>	
Sorg, Gregory M, V Chairman	<u> </u>	
Souza, Kathleen F		
Hagan, Joseph M		
Silva, Peter L		
Andolina, Donald C		
Giuda, J. Brandon		
LaCasse, Paul D		
McClarren, Donald B	✓ .	
Murphy, Brian JX		
Palmer, Barry J		
Peterson, Lenette M	,	
Tregenza, Norman A		
Wheaton, Gary W	-	
Wall, Janet G		
Potter, Frances D		
Weber, Lucy M		
Watrous, Rick H		
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•		1
TOTAL VOTE:		

Committee Report

CONSENT CALENDAR

February 22, 2011

HOUSE OF REPRESENTATIVES

REPORT OF COMMITTEE

The Committee on <u>JUDICIARY</u> to which was referred HB 529-FN.

AN ACT relative to real property on which methamphetamine has been produced. Having considered the same, report the same with the following Resolution: RESOLVED, That it is INEXPEDIENT TO LEGISLATE.

Rep. Gary W Wheaton

FOR THE COMMITTEE

Original: House Clerk

Cc: Committee Bill File

COMMITTEE REPORT

Committee:	JUDICIARY	
Bill Number:	HB 529-FN	
Title:	relative to real property on which methamphetamine has been produced.	
Date:	February 22, 2011	
Consent Calendar:	nt Calendar: YES	
Recommendation:	INEXPEDIENT TO LEGISLATE	

STATEMENT OF INTENT

This bill would have given the Department of Environmental Services (DES) the power to notify property owners that a Methamphetamine drug bust has occurred on their property, and then require the owner to pay for commercial/government approved cleaning services to remediate their properties. The majority of the committee felt this bill would give the DES more powers over property owners than necessary. None of the witnesses testifying before the committee could point out any situations where this has ever caused any adverse health problems to individuals in the past. The majority of the committee recommends this bill as inexpedient to legislate regardless.

Vote 14-0.

Rep. Gary W Wheaton FOR THE COMMITTEE

Original: House Clerk

Cc: Committee Bill File

CONSENT CALENDAR

JUDICIARY

HB 529-FN, relative to real property on which methamphetamine has been produced. INEXPEDIENT TO LEGISLATE.

Rep. Gary W Wheaton for JUDICIARY. This bill would have given the Department of Environmental Services (DES) the power to notify property owners that a Methamphetamine drug bust has occurred on their property, and then require the owner to pay for commercial/government approved cleaning services to remediate their properties. The majority of the committee felt this bill would give the DES more powers over property owners than necessary. None of the witnesses testifying before the committee could point out any situations where this has ever caused any adverse health problems to individuals in the past. The majority of the committee recommends this bill as inexpedient to legislate regardless. Vote 14-0.

Original: House Clerk

Cc: Committee Bill File

Committee Report

Committee:

Judiciary

Bill Number:

HB 529

Title:

Methamphetamine Clean-up

Date:

Tuesday, February 15, 2011

Consent Calendar:

Yes

Inexpedient to Legislate

Statement of Intent:

This bill would have given the Department of Environmental Services the power to notify property owners that a Methamphetamine drug bust has occurred on their property, and then require the owner to pay for commercial/government approved cleaning services to remediate their properties. The majority of the committee felt this bill would give the DES more powers over property owners than necessary. None of the witnesses testifying before the committee could point out any situations where this has ever caused any adverse health problems to individuals in the past. The majority of the committee recommends this bill as inexpedient to legislate regardless.

Committee Vote:

14 - 0

Respectfully Submitted,

Rep. Gary Wheaton,

For the Committee