

**REGULAR CALENDAR**

**February 3, 2022**

**HOUSE OF REPRESENTATIVES**

**REPORT OF COMMITTEE**

**The Majority of the Committee on Judiciary to which  
was referred HB 1200,**

**AN ACT relative to notice of rent increases in  
residential rental property. Having considered the  
same, report the same with the following resolution:  
RESOLVED, that it is INEXPEDIENT TO LEGISLATE.**

**Rep. Michael Sylvia**

**FOR THE MAJORITY OF THE COMMITTEE**

**MAJORITY  
COMMITTEE REPORT**

Committee:	<b>Judiciary</b>
Bill Number:	<b>HB 1200</b>
Title:	<b>relative to notice of rent increases in residential rental property.</b>
Date:	<b>February 3, 2022</b>
Consent Calendar:	<b>REGULAR</b>
Recommendation:	<b>INEXPEDIENT TO LEGISLATE</b>

**STATEMENT OF INTENT**

This bill would require 45 days' notice of rent increase to the tenant from their landlord. Should the tenant choose to seek alternative housing, and the notice to vacate remains at 30 days, a market signal of more tenants shopping for apartments would allow landlords to raise rents. This interference in the terms of a lease will harm tenants by creating an artificial perception of demand. Such an indication will signal to landlords more demand and allow increases in rents. Further, if a tenant locates a new apartment immediately, they would likely be paying for two apartments as they would need to secure the new apartment and finish their contract on the first apartment. The majority of the committee believes this result would be harmful to tenants in an already tight market.

Vote 11-10.

Rep. Michael Sylvia  
FOR THE MAJORITY

Original: House Clerk  
Cc: Committee Bill File

## REGULAR CALENDAR

### Judiciary

**HB 1200**, relative to notice of rent increases in residential rental property. **MAJORITY: INEXPEDIENT TO LEGISLATE. MINORITY: OUGHT TO PASS.**

Rep. Michael Sylvia for the **Majority** of Judiciary. This bill would require 45 days' notice of rent increase to the tenant from their landlord. Should the tenant choose to seek alternative housing, and the notice to vacate remains at 30 days, a market signal of more tenants shopping for apartments would allow landlords to raise rents. This interference in the terms of a lease will harm tenants by creating an artificial perception of demand. Such an indication will signal to landlords more demand and allow increases in rents. Further, if a tenant locates a new apartment immediately, they would likely be paying for two apartments as they would need to secure the new apartment and finish their contract on the first apartment. The majority of the committee believes this result would be harmful to tenants in an already tight market. **Vote 11-10.**

Original: House Clerk

Cc: Committee Bill File

**REGULAR CALENDAR**

**February 3, 2022**

**HOUSE OF REPRESENTATIVES**

**REPORT OF COMMITTEE**

**The Minority of the Committee on Judiciary to which  
was referred HB 1200,**

**AN ACT relative to notice of rent increases in  
residential rental property. Having considered the  
same, and being unable to agree with the Majority,  
report with the recommendation that the bill OUGHT  
TO PASS.**

**Rep. Marjorie Smith**

**FOR THE MINORITY OF THE COMMITTEE**

## **MINORITY COMMITTEE REPORT**

Committee:	<b>Judiciary</b>
Bill Number:	<b>HB 1200</b>
Title:	<b>relative to notice of rent increases in residential rental property.</b>
Date:	<b>February 3, 2022</b>
Consent Calendar:	<b>REGULAR</b>
Recommendation:	<b>OUGHT TO PASS</b>

### **STATEMENT OF INTENT**

New Hampshire's housing shortage, particularly for those with limited income, is well documented. This bill has a very narrow focus. When a landlord decides to increase rent at the expiration of a lease, the landlord would be required to give the current tenant 45 days' notice. This would give the tenant 15 days additional time to try to find housing the tenant might be able to afford, or to find some extra income – perhaps an extra shift, or other additional work. It does not cost the landlord anything and potentially saves the landlord the additional costs involved in finding another tenant. Everyone benefits.

Rep. Marjorie Smith  
FOR THE MINORITY

Original: House Clerk  
Cc: Committee Bill File

## REGULAR CALENDAR

Judiciary

**HB 1200**, relative to notice of rent increases in residential rental property. **OUGHT TO PASS.**

Rep. Marjorie Smith for the **Minority** of Judiciary. New Hampshire's housing shortage, particularly for those with limited income, is well documented. This bill has a very narrow focus. When a landlord decides to increase rent at the expiration of a lease, the landlord would be required to give the current tenant 45 days' notice. This would give the tenant 15 days additional time to try to find housing the tenant might be able to afford, or to find some extra income – perhaps an extra shift, or other additional work. It does not cost the landlord anything and potentially saves the landlord the additional costs involved in finding another tenant. Everyone benefits.

Original: House Clerk

Cc: Committee Bill File

**HOUSE COMMITTEE ON JUDICIARY**

**EXECUTIVE SESSION on HB 1200**

**BILL TITLE:** relative to notice of rent increases in residential rental property.

**DATE:** February 3, 2022

**LOB ROOM:** 206-208

**MOTIONS: INEXPEDIENT TO LEGISLATE**

Moved by Rep. Sylvia

Seconded by Rep. Alexander Jr.

Vote: 11-10

**CONSENT CALENDAR: NO**

**Statement of Intent:** Refer to Committee Report

Respectfully submitted,

Rep Kurt Wuelper, Clerk



2021 SESSION

Judiciary

Bill #: HB1200 Motion: FTL AM #: \_\_\_\_\_ Exec Session Date: 2-3-22

<u>Members</u>	<u>YEAS</u>	<u>Nays</u>	<u>NV</u>
Gordon, Edward M. Chairman	✓		
McLean, Mark Vice Chairman	✓		
Sylvia, Michael J.	✓		
Wuelper, Kurt F. Clerk	✓		
Alexander, Joe H.	✓		
<del>Rice, Kimberly A.</del> EDWARDS	✓		
<del>Silber, Norman J.</del> MERNER	✓		
Greene, Bob J.	✓		
Kelley, Diane E.	✓		
<del>Tausch, Lindsay</del> ANDRUS	✓		
Trottier, Douglas R.	✓		
Smith, Marjorie K.		✓	
<del>Berch, Paul S.</del> woods		✓	
Horrigan, Timothy O.		✓	
DiLorenzo, Charlotte I.		✓	
Chase, Wendy		✓	
Kenney, Cam E.		✓	
Langley, Diane M.		✓	
McBeath, Rebecca Susan		✓	
Paige, Mark		✓	
Simpson, Alexis		✓	

*Kurt Wuelper*

11

10



HOUSE COMMITTEE ON JUDICIARY

PUBLIC HEARING ON HB 1200

**BILL TITLE:** relative to notice of rent increases in residential rental property

**DATE:** 1/12//2022

**LOB ROOM:** 206-208

**Time Public Hearing Called to Order:** 3:31 PM

**Time Adjourned:** 4:10 PM

**Committee Members:** ~~Reps. Gordon, McLean, Wuelper, Sylvia, Alexander Jr., Nottter, Merner, Greene, D. Kelley, Andrus, Trottier, M. Smith, Borch, Horrigan, DiLorenzo, Chase, Kenney, Langley, McBeath, Paige and Simpson~~

**Bill Sponsors:** Rep Conley

TESTIMONY

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

**\*Rep. Conley** Housing crisis in NH is bad and getting worse. The bill is familiar to you as it is very similar to ones I have introduced in the past couple of years. The time frame in this bill is shorter than the one in Vermont and similar to one in Maine. Average rents have increased about 20% in the past couple of years. Landlords already give notice of higher rent and this bill just asks for 15 more days' notice. There is no easy solution to the housing problem, but this is a small step toward helping people find new housing.

**Q DiLorenzo:** You mention 45-day notice is as simple as an email?

**Ans:** Notification could happen in many ways including such a simple thing as sticking a note in the tenant's mailbox.

**Q Gordon:** Bill says per RSA?

**Ans:** the email answer wasn't meant to be blithe.

**Rep Maria Perez Hills 23 Support** This bill will help people find replacement housing they can afford.

**\*Nick Norman AANH Opposed** Bills like this will worsen the housing situation. All these little steps add to the cost to the landlord. Consider the tenant only gives 30 days' notice but the landlord has to give 45 days. If the notice is 45 days, those who simply choose to not pay the last month's rent, will refuse to pay two months' rent. That added loss to the landlord will be reflected in higher initial rent. This is the foot in the door to rent control which has always been shown to be a bad idea

**Q: Sylvia:** It's Jan 12, will a landlord hold that apartment for me until March 1<sup>st</sup>?

**Ans:** No way.

**Q** So I might have to pay Feb rent to get it?

**Ans:** that is already happening. Some tenants are sometimes paying a month's rent just to hold that apartment. We need more housing. None of these Band-Aids will really help.

**Q Horrigan:** We do need to create more housing.

**Q Horrigan:** Are rental prices high just because landlords can charge more?

**Ans:** Yes, but that's just the market.

**Q DiLorenzo:**

**Rep Klein-Knight Hills 11 Supports** People say there are not enough houses but has nothing to do with the notice requirement. All this does is let the tenant know when the rent will go up and they should start looking for another place to live. The landlord will not lose any money as he will just rent the apartment anyway. The median income in Manchester is \$32,000 and the median rent for a 2-bedroom is \$2,000. Landlords will not have a problem.

**Elissa Margolin Housing Action NH Supports** Our landlords rent affordable housing and even so most of our tenants are severely challenged to meet the rents. The additional 15 days' notice might give the tenant time to find more income, we see this as part of our housing stabilization program.

**Q** Is it important that tenant pay no more than 30% of income?

**Ans:** That is the statutory definition, but renter's income has increased, and it is a fair measure for affordability.

**Q Gordon:** This does nothing about the actual cost. How does increasing the notice time have any substantial effect on homelessness?

**Ans:** I think it is just another tool in the toll box to prevent eviction.

**Q** are most of your tenants subsidized?

**Ans:** Our landlords are mission driven and they already do this. We see it as a way of asking the rest of the market to do the same.

**Jonah Wheeler Rights to Democracy** I am a renter and as someone who has been homeless and one who has had rent fall through, the two extra weeks is important to allow the tenant to find additional resources or another place. It will give great comfort to tenants in hard situations.

**Brandon Lemay Rights in Democracy Supports** This is a completely reasonable bill. It would benefit month-to-month renters. Some rents go up month after month. The extra 15 days might let you pick up an extra shift or something. Many renters have a clause that their rent can increase anytime. I don't know how one can budget in that situation. I'm not worried about landlord's as they have a lot of leverage in this market.



Rep Kurt Wuelper



# House Remote Testify

## Judiciary Committee Testify List for Bill HB1200 on 2022-01-12

Support: 20 Oppose: 3 Neutral: 0 Total to Testify: 0

[Export to Excel](#)

<u>Name</u>	<u>City, State</u> <u>Email Address</u>	<u>Title</u>	<u>Representing</u>	<u>Position</u>	<u>Testifying</u>	<u>Non-Germane</u>	<u>Signed Up</u>
Perkins Kwoka, Senator Rebecca	Portsmouth, NH rebecca.perkinskwoka@leg.state.nh.us	An Elected Official	Myself	Support	No	No	1/5/2022 12:36 PM
Howland, Curtis	Manchester, NH howland@priss.com	A Member of the Public	Myself	Oppose	No	No	1/10/2022 1:14 PM
Smiley, Julie	Amherst, NH jsmiley@frontdooragency.org	A Member of the Public	The Front Door Agency, Nashua, Nh	Support	No	No	1/10/2022 2:48 PM
Donnelly, Ryan	Hudson, NH rdonnelly@gsil.org	A Member of the Public	Granite State Independent Living	Support	No	No	1/10/2022 4:59 PM
Istel, Claudia	Acworth, NH cistel79@gmail.com	A Member of the Public	Myself	Support	No	No	1/10/2022 7:43 PM
Feder, Marsha	Hollis, NH marshafeder@gmail.com	A Member of the Public	Myself	Support	No	No	1/11/2022 9:08 AM
Berry, Jake	Concord, NH jberry@new-futures.org	A Lobbyist	New Futures	Support	No	No	1/11/2022 11:07 AM
Pollack, Ari	Concord, NH pollack@gcglaw.com	A Lobbyist	NH Homebuilders	Oppose	No	No	1/11/2022 2:21 PM
Mott-Smith, Wiltrud	Loudon, NH wmottsm@worldpath.net	A Member of the Public	Myself	Support	No	No	1/11/2022 4:16 PM
Grossi, Anne	Bedford, NH adgrossi7982@gmail.com	A Member of the Public	Myself	Support	No	No	1/11/2022 4:21 PM
Staub, Kathy	MANCHESTER, NH kstaub@comcast.net	A Member of the Public	Myself	Support	No	No	1/11/2022 4:34 PM
Hegfield, Laura	Amherst, NH laurhegfield@comcast.net	A Member of the Public	Myself	Support	No	No	1/11/2022 5:08 PM
McWilliams, Rebecca	Concord, NH rebecca.mcwilliams@leg.state.nh.us	An Elected Official	Merrimack 27	Support	No	No	1/11/2022 10:38 PM

Schultz, Kristina	Concord, NH kris.schultz@leg.state.nh.us	An Elected Official	Concord Ward 9/Merr 18	Support	No	No	1/12/2022 12:08 AM
perez, maria	milford, NH mariaeli63@gmail.com	An Elected Official	Myself	Support	No	No	1/12/2022 6:43 AM
Elhuni, Asma	Concord, NH asma@radnh.org	A Member of the Public	Myself	Support	No	No	1/12/2022 8:27 AM
Petrin Ellis, Kacie	Brookline, NH kpetrin_ellis@yahoo.com	A Member of the Public	Myself	Support	No	No	1/12/2022 8:45 AM
Potvin, Shana	BEDFORD, NH shanapotvin@gmail.com	A Member of the Public	Myself	Support	No	No	1/12/2022 9:54 AM
Cline, David	Dover, NH DCline6490@outlook.com	A Member of the Public	Myself	Oppose	No	No	1/12/2022 11:13 AM
Blais, Vanessa	Manchester, NH Bessblais@gmail.com	A Member of the Public	Myself	Support	No	No	1/12/2022 12:25 PM
Spencer, Louise	Concord, NH lpskentstreet@gmail.com	A Member of the Public	Myself	Support	No	No	1/12/2022 1:49 PM
Brunelle, Leigh	Manchester, NH lbrunelle@me.com	A Member of the Public	Myself	Support	No	No	1/12/2022 2:47 PM
Reardon, Donna	Concord, NH Bugs42953@aol.com	A Member of the Public	Myself	Support	No	No	1/12/2022 7:31 PM

## **HB 1200 Written Testimony**

Hi there,

I am small (part-time) apartment building owner. Below you will find more details (pictures) regarding bills which are targeting small business owners like myself. In my humble opinion at this point we have so many regulations too much government involvement and control. This is not business friendly policy. Small business performs best when is less regulation and if regulations are simple and business friendly. Small business is bread and butter of this country and economy. Too many restrictions are destroying middle class and small businesses in this country. When big corporations are gaining more and more control. This is very unhealthy for our country. This needs to be stopped immediately. The middle class is the most important part of well performing economy. All those restrictions and regulations are direct attack on a middle class and their small business. Without middle class and small business owners there is no healthy economy and free country. There will be only big corporations and government control.

Current government control is causing USA economy to collapse and is making USA a third world country. We need to STOP this and the best place to STOP this is on a local level. I am asking all of you to oppose those bills which are not business friendly do more harm than good.

***HB 1291- AGAINST***

***HB 549 - FOR***

***HB 1408 - AGAINST***

***HB 1642 - AGAINST***

***SB 217 - AGAINST***

***HB 1107- AGAINST***

***HB 1133 -AGAINST***

***HB 1216-AGAINST***

***HB 1200 - AGAINST***

***HB 1402 AGAINST***

***HB 160 - AGAINST***

***SB 269 - FOR***

***HB 550 - AGAINST***

**Kind regards,**

**Jay Bielecki**

**Archived:** Wednesday, March 16, 2022 11:12:21 AM

**From:** [Billie-Jean Greene](#)

**Sent:** Sunday, January 9, 2022 3:33:19 PM

**To:** [~House Judiciary Committee](#)

**Subject:** HB1216 and HB1200

**Importance:** Normal

---

I oppose both of the above bills.

Thank you!  
Billie-Jean Greene  
Greenfield

**Archived:** Wednesday, March 16, 2022 10:39:05 AM

**From:** Colette NH

**Sent:** Monday, January 17, 2022 11:17:26 AM

**To:** ~House Judiciary Committee

**Subject:** Several Bills- Please vote against.

**Importance:** Normal

---

Good morning,

This session your committee will be discussing and voting on several bills that will tie the hands of landlords who are trying to provide good, fair and safe housing. Please do not support the following bills:

- HB 1042 Health Advisories to Vacation Home Renters. This bill would require the landlord/home owner to notify any renters of the presence of fecal bacteria or cyanobacteria in bodies of water. Often times these types of contaminations occur overnight. It is unrealistic for anyone to know of the presence of these contaminants on a daily basis. It only open the door for unnecessary litigation.
- HB 1200 45 Day notice of rent increase. It is difficult enough for landlords to try to pay the current bills. Our cost of real estate taxes, heat, electricity and especially labor are going up astronomically. We need to be able to pay our bills and delaying rent increases will dramatically effect this. As a landlord if I have to wait 45 days for rent increases my only option would be to make rent increase larger due to the increase waiting time.
- HB 1133 Prohibiting Termination of Lease on Sale. This is already in current law.
- SB 217 90 day Eviction Notice for Repairs or Renovations. - Most often if a unit needs repairs or renovations waiting 90 days will likely place the unit in an inhabitable position. This in and of itself is not in the best interest of tenants.
- HB 1408 Application Fees Refund – It takes a lot of time and effort to process an application. Refunding this every time a tenant is not chosen to rent a particular unit will again raise the costs to landlords who will necessarily need to raise rents.
- HB 1291 Section 8 Becoming a Protected Class This is insane. I believe your objective is to increase rental units not decrease them. Passing this would have the would take housing units off the market.

In summary, your vote to make it harder to be a landlord will only serve to decrease the number of rental units. Landlords are not bad people needing to be punished for the service we provide. We are small business owners trying to provide as affordable housing as possible and make a reasonable living for our families.

Thank you for your consideration and service.

Sincerely

*Sincerely*

*Colette Worsman*

62 Black Brook Road

Meredith, NH 03253

**LEGAL NOTICE**

*Unless expressly stated otherwise, this message is confidential and may be privileged. It is intended for the addressees only. Access to this E-mail by anyone else is unauthorized. If you are not an addressee, any disclosure or copying of the contents of the E-mail or any action taken (or not taken) in reliance on it is unauthorized and may be unlawful. If you are not an addressee, please inform the sender immediately.*



**Archived:** Wednesday, March 16, 2022 11:00:11 AM

**From:** [David Cline](#)

**Sent:** Wednesday, January 12, 2022 12:16:50 PM

**To:** [~House Judiciary Committee](#)

**Subject:** HB 1200 - relative to notice of rent increases in residential rental property.

**Importance:** Normal

---

To the Members of the House Judiciary Committee

Thank you for taking the time to read this email.

I am writing to you in opposition to HB 1200 regarding notices of rent increases in residential rental property. I fully understand that there is a housing shortage in New Hampshire. This housing shortage is occurring because supply of housing on all levels is not keeping up with supply. Giving the tenants advance notice of a rent increase will not do anything to increase supply. It actually will not give them extra time to find alternatives. This is because tenants who intend to move will only be required, unless the lease states otherwise, to give the landlord 30 days' notice. Until the landlord receives such notice from a current tenant that the tenant will be moving, the landlord cannot put that unit on the market. The extra 15 days that this bill would give tenants to see what's on the market does not help them because only the apartments that are not rented at a beginning of the month, a vast minority of the apartments, will be listed. The tenants will still have to wait until existing tenants of other apartments give notice.

This bill will have at best minimal effect, and should not become law.

David Cline  
PO Box 1224  
Dover, NH 03821

**Archived:** Wednesday, March 16, 2022 11:12:20 AM

**From:** [Jennifer Horgan](#)

**Sent:** Monday, January 10, 2022 11:14:41 AM

**To:** ~House Judiciary Committee

**Subject:** FW: HB 1200, relative to notice of rent increases in residential rental property.

**Response requested:** No

**Importance:** Normal

---

---

**From:** Madeline Boughter <madeline.boughter@outlook.com>

**Sent:** Sunday, January 9, 2022 6:11 PM

**To:** Sharon Carson <Sharon.Carson@leg.state.nh.us>; William Gannon <William.Gannon@leg.state.nh.us>; Harold French <Harold.French@leg.state.nh.us>; Becky Whitley <Becky.Whitley@leg.state.nh.us>; Jay Kahn <Jay.Kahn@leg.state.nh.us>; Jennifer Horgan <jennifer.horgan@leg.state.nh.us>

**Subject:** HB 1200, relative to notice of rent increases in residential rental property.

Dear Members of the House Judiciary Committee:

[HB 1200](#) This bill requires a landlord to notify a tenant at least 45 days prior to a rent increase. This bill would give renters time to plan and budget for a rent hike, seek rental assistance and arrange a move.

I urge you all to SUPPORT HB1200 and please VOTE NO on HB1216.

Thank you for all you do. HB 1200 will make a difference in a lot of people's lives.

Gratefully yours,  
Madeline Boughter  
Hanover, NH

Sent from [Mail](#) for Windows

**Archived:** Wednesday, March 16, 2022 11:12:20 AM  
**From:** [Kit Lord](#)  
**Sent:** Monday, January 10, 2022 9:40:43 AM  
**To:** [~House Judiciary Committee](#)  
**Subject:** Vote YES on two bills, vote NO on 4 other bills  
**Importance:** Normal

---

Dear Judiciary Committee members,

I ask that you vote YES to support these bills:

**HB1435** - relative to the right of a victim of domestic violence to have a support person present when testifying or being deposed.

**HB 1101** - relative to a forfeiture of personal property.

I am a small landlord who fights hard to keep my tenants safe and I keep my properties in good condition  
Please vote NO on the following bills:

**HB 1107** - establishing a committee to study the rental or lease of housing to a person who has pets.

Page 1-

Lines 11-12: I am against the intention of this bill to protect a tenant's pet more than protecting an landlord's enormous investment in a community;

Lines 13-4: In my experience in repairing my rental units, cats can do just as much damage

Line 21: always beware of insurance policy restrictions only found in the higher level underwriting rules!

Line 24: it's absurd to prohibit a landlord from asking about pets. If I have a deathly allergy I certainly want to ask about risking my life.

Page 2 -

Line 4: this "sufficient" notice may conflict with longer-notice legislation being proposed which should be the same for either party (and not 90 days.)

**HB 1133** - prohibiting the termination of a lease during the sale of real property.

It's already illegal, this is unnecessary.

**HB 1216** - repealing the housing appeals board.

The Board was established to hear these cases without the delay, please don't destroy a system helping all sides.

**HB 1200** - relative to notice of rent increases in residential rental property.

This is unnecessary, I already use that 45 day notice for either party in my leases. We don't need extra laws which dampen creation of housing. The real issue is housing shortage. Stop putting band aid on the housing shortage. Create more incentives to towns and builders to build more apartments.

Sincerely,

Kit Lord, Northwood

## Karen Karwocki

---

**From:** Jennifer Horgan  
**Sent:** Monday, January 10, 2022 11:15 AM  
**To:** ~House Judiciary Committee  
**Subject:** FW: HB 1200, relative to notice of rent increases in residential rental property.

---

**From:** Madeline Boughter <madeline.boughter@outlook.com>  
**Sent:** Sunday, January 9, 2022 6:11 PM  
**To:** Sharon Carson <Sharon.Carson@leg.state.nh.us>; William Gannon <William.Gannon@leg.state.nh.us>; Harold French <Harold.French@leg.state.nh.us>; Becky Whitley <Becky.Whitley@leg.state.nh.us>; Jay Kahn <Jay.Kahn@leg.state.nh.us>; Jennifer Horgan <jennifer.horgan@leg.state.nh.us>  
**Subject:** HB 1200, relative to notice of rent increases in residential rental property.

Dear Members of the House Judiciary Committee:

[HB 1200](#) This bill requires a landlord to notify a tenant at least 45 days prior to a rent increase. This bill would give renters time to plan and budget for a rent hike, seek rental assistance and arrange a move.

I urge you all to SUPPORT HB1200 and please VOTE NO on HB1216.

Thank you for all you do. HB 1200 will make a difference in a lot of people's lives.

Gratefully yours,  
Madeline Boughter  
Hanover, NH

Sent from [Mail](#) for Windows

## Karen Karwocki

---

**From:** Nancy <nancykonos1@gmail.com>  
**Sent:** Tuesday, February 1, 2022 10:58 AM  
**To:** ~House Judiciary Committee  
**Subject:** From a Concerned Constituent

Dear Judiciary Members,  
I write to you in hopes of you hearing the call for fairness to all.

I am a small community landlord.

At first I wrote a long drawn out email, then thought perhaps I should just get to the heart of it, as I recognize the value of your time.

So, I thank you in advance for taking the time to read through my concerns and I'll try to be concise and just stick to minimal talking points:

***If both Bills 1291 and 1200 are passed, then it will essentially mean, a landlord will have to rent to a potential tenant with a voucher without the usual and standard screening process and then once they are renting, according to HB1200 (see (f) of hb1200), we can not increase their rent (were these two bills designed to work in unison for this??).***

***My understanding is, once any changes to a tenants income or rental amount the housing dept makes adjustments to a tenants portion of the rent. So, it would appear that with hb1291 &hb1200, a tenant with a voucher can get into a unit without going through the screening process and stay there without rental increases for as long as they like.***

- 1) **HB1291\_Making the Housing Choice Voucher Program a protected class.** Prohibiting Landlords from screening criteria.
- 2) **HB1200\_ Rent Increases in Residential Rental Property** (f) A dwelling unit in which, due to a federal or state rent subsidy based on the tenant's household income, the increase in the contract rent does not affect the amount paid by the tenant as his or her share of the rent
- 3) **HB1107\_Establishing a committee to study the rental or lease of housing to a person who has pets; have you ever rented to a tenant who let their dog pee on the walls and carpet or let their cat use the carpets and trim for scratching posts?? Did you know that rabbits attract rodents? "Rabbits have a distinctive scent that is known to draw rodents to your property. ([peteducate.com](http://peteducate.com))".** My point is, know what you ask of a Landlord. Some properties don't provide adequate areas for pets that need to relieve themselves outdoors. Which ultimately leads to animals pooping in streets and on sidewalks or other neighbors property. We are very capable of knowing if our properties can provide adequate safe areas for a pet's needs.

So, to sum it up, a Landlord can not offer clean, safe housing if they can't screen tenants properly, increase rents to keep up with landlords increased costs (i.e. utilities,taxes,prop.mngmt , home improvements, etc) or have to allow pets where the only place a dog can relieve themselves is on the sidewalk or in the street (that is no life for an animal).


Your proposal of so many new laws will have such a negative impact on good responsible Landlords and their properties. I believe most Landlords are respectful and compassionate when it comes to their tenants and don't intentionally set out to discriminate or make a tenancy difficult.

The unintentional consequences are far too great.

Implementing more laws that tie a landlord's hands in order for them to manage their property when dealing in real time tenant situations is crucial for a landlord. The damage a Tenant can do to a property not only affects the landlord's

property but the safety and wellbeing of other tenants as well. Especially, when you hinder our ability to act promptly and responsibly.

Please reconsider any bill you are bringing forward regarding more restrictions on landlords. Any bill that hinders our ability to raise rent when our costs have increased or screen tenants with a sensible application process are all part of our tools for selecting and *keeping* tenants in a safe and well maintained home.

**Archived:** Wednesday, March 16, 2022 10:52:02 AM  
**From:** [Todd Marsh](#)  
**Sent:** Monday, January 24, 2022 1:41:23 PM  
**To:** ~House Judiciary Committee  
**Subject:** NH Local Welfare Administrators Association HB 1200  
**Importance:** Normal  
**Attachments:**  
[NHLWAA Support Of HB 1200 2022.pdf](#) 

---

Dear Honorable Chair Gordon and Committee Members,

The NH Local Welfare Administrators Association (NHLWAA) is a professional non-profit organization that educates and supports our municipal members to foster compliant, humanitarian and fiscally responsible assistance practices when assisting residents with NH RSA 165 statutorily obligated basic needs.

NHLWAA respectfully submits the attached letter as testimony to support HB 1200, which provides tenants notice by a landlord of at least 45 days of a proposed rent increase., as its passage is reasonable to landlords, reasonable to tenants and fiscally responsible to municipal property taxpayers.

We hope our shared information is helpful and urge you to support HB 1200 for the cost savings and humanitarian reasons provided in our attached letter of testimony. We are available to answer any questions you may have.

Respectfully yours,  
*Todd M. Marsh*  
NHLWAA President  
603 332-3505  
[info@nhlwaa.org](mailto:info@nhlwaa.org)

*Confidentiality Notice: This message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information that is being shared for the purposes of RSA 165. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient(s), please contact the sender and destroy all copies of the original message.*

**HB 1200 - AS INTRODUCED**

2022 SESSION

22-2124

11/04

HOUSE BILL            **1200**

AN ACT                relative to notice of rent increases in residential rental property.

SPONSORS:            Rep. Conley, Straf. 13; Rep. Kenney, Straf. 6; Rep. Vann, Hills. 24; Rep. McWilliams, Merr. 27; Rep. Perez, Hills. 23; Rep. Klein-Knight, Hills. 11; Rep. Berch, Ches. 1; Rep. Booras, Hills. 33; Sen. Perkins Kwoka, Dist 21

COMMITTEE:          Judiciary

---

ANALYSIS

This bill requires notice by a landlord of at least 45 days of a proposed rent increase.

-----

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 Twenty Two*

AN ACT relative to notice of rent increases in residential rental property.

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

1 1 New Section; Actions Against Tenants; Notice of Rent Increase. Amend RSA 540 by inserting  
2 after section 2 the following new section:

3 540:2-a Notice of Rent Increase.

4 I. This section shall apply to all residential rental property except:

5 (a) "Nonrestricted property" as defined in RSA 540:1-a, I.

6 (b) Rental units in properties in buildings or apartment complexes containing a total of 4  
7 or fewer dwelling units, provided:

8 (1) The property is owned by a natural person; and

9 (2) The owner does not rent more than 4 dwelling units.

10 (c) Occupancies described in RSA 540:1-a, IV.

11 (d) Shared facilities as defined in RSA 540-B:1.

12 (e) Vacation or recreational rental units as defined in RSA 540-C:1.

13 (f) A dwelling unit in which, due to a federal or state rent subsidy based on the tenant's  
14 household income, the increase in the contract rent does not affect the amount paid by the tenant as  
15 his or her share of the rent.

16 (g) Manufactured housing in a manufactured housing park governed by RSA 205-A.

17 II. Notwithstanding the provisions of RSA 540:2, IV, or any other provision of law:

18 (a) No increase in a tenant's rent shall be effective and enforceable unless the tenant has  
19 been served with no less than 45 days prior written notice of the amount and effective date of the  
20 rent increase. Such notice shall be served in accordance with the provisions of RSA 540:5.

21 (b) Nothing in this paragraph shall be construed to permit a landlord to increase a  
22 tenant's rent during the term of a lease for a fixed term, unless the lease expressly authorizes such  
23 an increase.

24 (c) This paragraph shall apply to any rent increase that becomes effective upon or after  
25 the expiration of the lease, provided however that the landlord may provide the notice of rent  
26 increase required by this paragraph during the term of the lease.

27 (d) This paragraph shall not be construed to limit, in any way, the amount of a rent  
28 increase that is implemented in accordance with the notice requirements set forth in this paragraph.

29 2 Effective Date. This act shall take effect upon its passage.