2023 SESSION

23-0712
05/10

HOUSE BILL ***567***

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

SPONSORS: Rep. Kenney, Straf. 10; Rep. Vogt, Rock. 21; Rep. Horrigan, Straf. 10; Rep. Seibert, Hills. 21; Rep. Howland, Straf. 20; Sen. Altschiller, Dist 24; Sen. Watters, Dist 4; Sen. Whitley, Dist 15

COMMITTEE: Judiciary

ANALYSIS

This bill requires landlords of certain residential property to provide additional notice of prospective rent increases.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.
23-0712
05/10

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty Three

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 New Section; Actions Against Tenants; Notice of Rent Increase. Amend RSA 540 by inserting after section 2 the
following new section:
540:2-a Notice of Rent Increase.
I. No owner of residential rental property shall increase a tenant's rent unless the owner provides the tenant with
not less than:
(a) 30 days written notice in the case of unrestricted property.
(b) 60 days written notice in the case of restricted property.
II. Notwithstanding paragraph I, RSA 540:2, IV, an owner of restricted property shall provide a tenant with 6
months written notice of any increase, or combination of increases, that exceeds 15 percent of the rent that
was in effect at the time notice of rent increase is served on the tenant. If notice of rent increase is
served within 6 months, the 6-month period shall run from the date that the last rent increase
served on the tenant.
III. Any tenant who receives notice of a rent increase that exceeds 15 percent of their current rent shall have the
right to terminate their existing lease provided they provide not less than 10 days written notice to the landlord.
2 Effective Date. This act shall take effect upon its passage.

REGULAR CALENDAR

February 8, 2023

HOUSE OF REPRESENTATIVES

REPORT OF COMMITTEE

The Committee on Judiciary to which was referred HB 567, relative to notice of rent increases in certain residential rental property.

WITHOUT RECOMMENDATION

Original: House Clerk
Cc: Committee Bill File

COMMITTEE REPORT

Committee:	**Judiciary**
Bill Number:	**HB 567**
Title:	**relative to notice of rent increases in certain residential rental property.**
Date:	**February 8, 2023**
Consent Calendar:	**Regular Calendar**
Recommendation:	**WITHOUT RECOMMENDATION**

Statement in support of Inexpedient to Legislate: Supporters of ITL of the Judiciary Committee believe that this bill is a step down the road to institute rent control. This bill would require landlords to provide at least 30 days written notice to tenants of any rental increase for nonrestricted property and at least 60 days written notice to tenants for restricted property. In cases of an increase which exceeds 15%, a written notice of 6 months would be required. The tenant could then terminate the lease, with only 10 days notice to the landlord. We believe that further regulations of the time and manner in which rent is raised will burden the property rights of landlords, cause landlords to raise rents to offset the additional burdens imposed by the bill, and do nothing to solve the housing shortage in New Hampshire.

Amendment:

Rep. Katelyn Kuttab

Statement in support of Ought to Pass with Amendment: This amended bill requires that the owner of nonrestricted residential property provide each tenant with not less than 30 days written notice of a rent increase and that an owner of restricted residential property provide tenants with not less than 60 days written notice of a rent increase. It further requires that, notwithstanding other provisions of law, an owner of restricted property provide tenants with not less than 60 days written notice of any rent increase, or combination of rent increases, that exceed 15% of the rent in effect at the time a notice of rent increase is provided to each tenant. We believe this bill is necessary in order to give tenants, who are living in either restricted or nonrestricted residential property, adequate notice of rent increases so that they can either make arrangements to move in a timely manner or so that they have adequate time to plan and budget for rent increases. We believe that this bill strikes a balance that acknowledges the right of landlords to raise rents, while protecting tenants living in restricted residential property who are notified of rent increases of more than 15%. This is particularly important in the current climate where residential vacancies are rare and hard to find.

Amendment: 2023-0429h

Rep. Zoe Manos

Original: House Clerk
Cc: Committee Bill File

REGULAR CALENDAR

Judiciary

HB 567, relative to notice of rent increases in certain residential rental property. **WITHOUT RECOMMENDATION**

Statement in support of Ought to Pass with Amendment: This amended bill requires that the owner of nonrestricted residential property provide each tenant with not less than 30 days written notice of a rent increase and that an owner of restricted residential property provide tenants with not less than 60 days written notice of a rent increase. It further requires that, notwithstanding other provisions of law, an owner of restricted property provide tenants with not less than 60 days written notice of any rent increase, or combination of rent increases, that exceed 15% of the rent in effect at the time a notice of rent increase is provided to each tenant. We believe this bill is necessary in order to give tenants, who are living in either restricted or nonrestricted residential property, adequate notice of rent increases so that they can either make arrangements to move in a timely manner or so that they have adequate time to plan and budget for rent increases. We believe that this bill strikes a balance that acknowledges the right of landlords to raise rents, while protecting tenants living in restricted residential property who are notified of rent increases of more than 15%. This is particularly important in the current climate where residential vacancies are rare and hard to find.

Rep. Zoe Manos

Statement in support of Inexpedient to Legislate: Supporters of ITL of the Judiciary Committee believe that this bill is a step down the road to institute rent control. This bill would require landlords to provide at least 30 days written notice to tenants of any rental increase for nonrestricted property and at least 60 days written notice to tenants for restricted property. In cases of an increase which exceeds 15%, a written notice of 6 months would be required. The tenant could then terminate the lease, with only 10 days notice to the landlord. We believe that further regulations of the time and manner in which rent is raised will burden the property rights of landlords, cause landlords to raise rents to offset the additional burdens imposed by the bill, and do nothing to solve the housing shortage in New Hampshire.

Rep. Katelyn Kuttab

Original: House Clerk

Cc: Committee Bill File

SIGN UP SHEET

To Register Opinion If Not Speaking

Bill #: HB 567 Date: 1/26/23

Committee: Judiciary

**** Please Print All Information ****

Name	Address	Phone	Representing	Pro	Con
Kit Lord	Northwood		Self		X
Vanessa Blais	51 Ash St. Manch	661-0222	Self	✓	
Dawn McKinney			NH Legal Assistance	✓	
Betsey Andrews Parker	Community Action Program of Strafford Cty			✓	
Elissa Margolis	Housing Action NH			✓	
State Rep Perez		603-801-7867		✓	
Ron René		603-703-5386		✓	

HOUSE COMMITTEE ON JUDICIARY

PUBLIC HEARING ON HB 567

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

DATE: **January 26, 2023**

LOB ROOM: **206-208** **Time Public Hearing Called to Order:** **10:15 a.m.**

Time Adjourned: **10:49 a.m.**

Committee Members: Reps. Lynn, Wallace, Kuttab, Alexander Jr., Andrus, Testerman, Stapleton, Tripp, Greeson, K. Perez, M. Smith, Horrigan, DiLorenzo, Kenney, M. Paige, McBeath, Devine, Lanza, Manos and Turer

Bill Sponsors:

Rep. Kenney	**Rep. Vogt**	**Rep. Horrigan**
Rep. Seibert	**Rep. Howland**	**Sen. Altschiller**
Sen. Watters	**Sen. Whitley**	

TESTIMONY

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

1. **Rep Kenney**, **Sponsor.**
- Bill requires notice of rental increase of 30 days for nonrestricted and 60 days for restricted.
- If increase is more than 15%, restricted property must give 6 months notice.

2. **Rep M. Perez, Support**
- Homeless crisis and increasing rent for someone who has 2 jobs already makes it difficult to not become homeless.
- Landlords increasing rent and not giving enough notice when they're already struggling to make ends meet.

3. **David Cline, Oppose**
- Inflation is high right now and unfortunately rents have to increase.
- Understands some landlords are price gauging and it's unfortunate.
- Feels it's inequitable that landlord is giving 60 days notice, but tenant is only giving 10 days notice. Feels it should be balanced with 60 days.
- Rep McBeath asked top 3 reasons people usually move out of apts. Mr. Cline stated he can only guess because reason isn't required but general a lifestyle change due to needing a bigger place or getting engaged.

4. **Keirstin Cornell, Support**, NHLA
- Bill attempts to balance rights of property owners and needs of tenants.

5. **Nick Norman, Oppose,** Apt Assoc of NH
- If landlord gives 6 months notice for increase mid-lease, this could allow tenant to break lease and only give 10 days notice.
- Form of rent control, this is not the solution, more housing is.
- Rep Manos asked if he doesn't feel 6 months is reasonable, how many days does he feel is reasonable. Mr. Norman stated 60 days.

6. **Matt Bacon, Oppose**, NH Assn of Realtors
- Sympathizes with reasons but disagrees with bill.
- Largest period of economic increase, we're building at recession level.
- 5 unit properties are restricted and units of 4 where owner doesn't live in unit, but several of these are mom and pop units.
- Landlords can't always predict cost increases 6 months in advance such as utility increases such as electric and oil.

Respectfully submitted,

Rep. Kaitlin Kuttab, Clerk

House Remote Testify

Judiciary Committee Testify List for Bill HB567 on 2023-01-26

Support: 132 Oppose: 9 Neutral: 0 Total to Testify: 0

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Name	City, State Email Address	Title	Representing	Position	Testifying	Non-Germane
Smith, Julie	Nashua, NH cantdog@comcast.net	A Member of the Public	Myself	Oppose	No	No
Azibert, Jennifer	Manchester, NH momncontrol420@gmail.com	A Member of the Public	Myself	Support	No	No
Blair, David	Harrisville, NH orionblair@gmail.com	A Member of the Public	Myself	Support	No	No
McClure, Melissa	Keene, NH melissamcclure@gmail.com	A Member of the Public	Myself	Support	No	No
King, Jordan	Milford, NH Jordan.king@outlook.com	A Member of the Public	Myself	Support	No	No
Baker, Deb	Concord, NH deborahba@yahoo.com	A Member of the Public	Myself	Support	No	No
Eltringham, Daniel	Dover, NH daneltringham@gmail.com	A Member of the Public	Myself	Support	No	No
Moore, Susan	Franconia, NH susan.moore.franconia@gmail.com	A Member of the Public	Myself	Support	No	No
Hackmann, Kent	Andover, NH hackmann@uidaho.edu	A Member of the Public	Myself	Support	No	No
Montminy, Sandra	Portsmouth, NH s-l-robinson@hotmail.com	A Member of the Public	Myself	Support	No	No
Watters, Senator David	Dover, NH david.watters@leg.state.nh.us	An Elected Official	Myself	Support	No	No
Rhoades, Charles	DOVER, NH chuckrhoades@comcast.net	A Member of the Public	Myself	Support	No	No
Fuentes, Sebastian	Thornton, NH sebastian@radnh.org	A Lobbyist	Rights & Democracy NH	Support	No	No
Casino, Joanne	Concord, NH joannecasino@comcast.net	A Member of the Public	Myself	Support	No	No
Till, Mary	Concord, NH maryforderry@yahoo.com	A Member of the Public	Myself	Support	No	No
Holstein, Susanne	Bedford, NH srholstein@comcast.net	A Member of the Public	Myself	Support	No	No
Larson, Ruth	Alton, NH ruthlarson@msn.com	A Member of the Public	Myself	Support	No	No
QUISUMBING-KING, Cora	Dover, NH coraq@comcast.net	A Member of the Public	Myself	Support	No	No
Smith, Hayden	Hanover, NH hasmith1520@gmail.com	A Member of the Public	Myself	Support	No	No
Antonucci, Amy	Barrington, NH amyla226@gmail.com	A Member of the Public	Myself	Support	No	No
Istel, Claudia	Acworth, NH cistel79@gmail.com	A Member of the Public	Myself	Support	No	No
Gordon, Carolyn	Hanover, NH csgordon@dartmouth.edu	A Member of the Public	Myself	Support	No	No

Widger, Barbara	Manchester, NH b.uuidger@gmail.com	A Member of the Public	Myself	Support	No	No
Demers, Haley	Portsmouth, NH hmdemers@comcast.net	A Member of the Public	Myself	Support	No	No
pugh, Barbara	amherst, NH barbara.pugh@comcast.net	A Member of the Public	Myself	Support	No	No
Steuerwald, Carissa	Portsmouth, NH LOGICALUNDERPANTS@GMAIL.COM	A Member of the Public	Myself	Support	No	No
Damon, Claudia	Concord, NH cordsdamon@gmail.com	A Member of the Public	Myself	Support	No	No
Keegan, John	Boscawen, NH peoresnada@tds.net	A Member of the Public	Myself	Support	No	No
Taylor, Gale	Concord, NH galeforcefacilitators@gmail.com	A Member of the Public	Myself	Support	No	No
bory, lee	nashua, NH leebory@juno.com	A Member of the Public	Myself	Support	No	No
Coon, Kate	Peterborough, NH kate2coon@gmail.com	A Member of the Public	Myself	Support	No	No
Feder, Marsha	Hollis, NH marshafeder@gmail.com	A Member of the Public	Myself	Support	No	No
Creem, Jeffrey	Nashua, NH jeff@thecreems.com	A Member of the Public	Myself	Oppose	No	No
Kelly, Jon	Penacook, NH jonmkelly@gmail.com	A Member of the Public	Myself	Oppose	No	No
Reed, Barbara	North Swanzey, NH BDReed74@gmail.com	A Member of the Public	Myself	Support	No	No
Alberga, Jacob	Dover, NH ja1188@wildcats.unh.edu	A Member of the Public	Myself	Support	No	No
Kennard-Emery, Crystal	CONCORD, NH Cnk572@gmail.com	A Member of the Public	Myself	Support	No	No
Jones, Andrew	Pembroke, NH arj11718@yahoo.com	A Member of the Public	Myself	Support	No	No
Devore, Gary	Pembroke, NH torin_asheron@yahoo.com	A Member of the Public	Myself	Support	No	No
Garland, Ann	Lebanon, NH annhgarland@gmail.com	A Member of the Public	Myself	Support	No	No
Geary, Fiona	Atkinson, NH fionamaegeary@gmail.com	A Member of the Public	Myself	Support	No	No
Ford, Sue	Easton, NH sueford06@gmail.com	A Member of the Public	Myself	Support	No	No
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Cote, Lois	Manchester, NH, NH lcote06@outlook.com	A Member of the Public	Myself	Support	No	No
Willing, Maura	Concord, NH Maura.Willing@Comcast.net	A Member of the Public	Myself	Support	No	No
Medeiros, Jesse	Plainfield, NH bgtrck458@gmail.com	A Member of the Public	Myself	Oppose	No	No
Liberman, Sheryl	Merrimack, NH saml54@comcast.net	A Member of the Public	Myself	Support	No	No
Rettew, Ann	Concord, NH abrettew@gmail.com	A Member of the Public	Myself	Support	No	No

Karney, Stephen	Amherst, NH stephenakarney@gmail.com	A Member of the Public	Myself	Oppose	No	No
Kindeke, Grace	Manchester, NH gkindeke@afsc.org	A Lobbyist	American Friends Service Committee	Support	No	No
Ndayishimiye, Fisto	Concord, NH fistondayishimiye@gmail.com	A Member of the Public	Myself	Support	No	No
Jones, Jennifer	BRENTWOOD, NH jennjones123@hotmail.com	A Member of the Public	Myself	Support	No	No
Jones, Nathaniel	BRENTWOOD, NH nate_jones@hotmail.com	A Member of the Public	Myself	Support	No	No
Benham, Linda	Greenland, NH benhamblab@outlook.com	A Member of the Public	Myself	Support	No	No
Smith, Jennifer	Pembroke, NH jaycmd7699@gmail.com	A Member of the Public	Myself	Support	No	No
Burr, Emily	Canterbury, NH revemilyburr@gmail.com	A Member of the Public	Myself	Support	No	No
Kremer, Ben	Newmarket, NH bckremer1@sbcglobal.net	A Member of the Public	Myself	Support	No	No
Connelly, Teagan	Plymouth, NH teagansheax@gmail.com	A Member of the Public	Myself	Support	No	No
Nardino, Marie	Andover, NH mdnardino@gmail.com	A Member of the Public	Myself	Support	No	No
Hayes, Colleen	Claremont, NH colleenannhayes@gmail.com	A Member of the Public	Myself	Support	No	No
Phillips, Betsey	Bethlehem, NH bphill36@gmail.com	A Member of the Public	Myself	Support	No	No
sauve, michael	concord, NH michael.s.sauve@gmail.com	A Member of the Public	Myself	Support	No	No
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Hamer, Heidi	Manchester, NH heidi.hamer@leg.state.nh.us	An Elected Official	Myself	Support	No	No
Hamer, Gary	Manchester, NH grhamer@aol.com	An Elected Official	Myself	Support	No	No
Applewhite, Jordan	Sugar Hill, NH jordan.applewhite@gmail.com	A Member of the Public	Myself	Support	No	No
Nelson, Deborah	Hanover, NH dbaconnelson@gmail.com	A Member of the Public	Myself	Support	No	No
Richman, Susan	Durham, NH susan7richman@gmail.com	A Member of the Public	Myself	Support	No	No
Hennessey, Martha	Hanover, NH Msh4wt@gmail.com	A Member of the Public	Myself	Support	No	No
Lobdell, Sara	Keene, NH slobdell@antioch.edu	A Member of the Public	Myself	Support	No	No
Brennan, Nancy	Weare, NH burningnan14@gmail.com	A Member of the Public	Myself	Support	No	No
Spielman, Kathy Sue	Durham, NH jspielman@comcast.net	A Member of the Public	Myself	Support	No	No
Clark, Denise	Milford, NH denise.m.clark03055@gmail.com	A Member of the Public	Myself	Support	No	No
Tourigny, Robert	Manchester, NH rtourigny@nwsnh.org	A Member of the Public	Myself	Support	No	No
Nicholson, Lisa	Newmarket, NH LisaRNicholson@yahoo.com	A Member of the Public	Myself	Oppose	No	No

Andrews, Heather	Newmarket, NH heather@cheneyco.com	A Member of the Public	Myself	Oppose	No	No
Lindpaintner, Lyn	Concord, NH lynlin@bluewin.ch	A Member of the Public	Myself	Support	No	No
Haas, Daniel	Lebanon, NH dihaas24601@gmail.com	A Member of the Public	Myself	Support	No	No
Campbell, Karolyn	Epsom, NH kkcampbell43@yahoo.com	A Member of the Public	Myself	Support	No	No
BALDWIN, HEATHER	Thornton, NH hpbaldwin48@gmail.com	An Elected Official	Myself	Support	No	No
Cabrera, Rho	Manchester, NH rho@nhyoutmovement.org	A Member of the Public	Myself	Support	No	No
Berry, Jake	Concord, NH jberry@new-futures.org	A Lobbyist	New Futures	Support	No	No
Spier, Carry	Nashua, NH carry.spier@leg.state.nh.us	An Elected Official	Myself	Support	No	No
Carter, Lilian	Deering, NH lcarter0914@gmail.com	A Member of the Public	Myself	Support	No	No
House, Alice	Durham, NH ahouse2112@gmail.com	A Member of the Public	Myself	Support	No	No
Laird, Lenny	Hanover, NH jelena7200@gmail.com	A Member of the Public	Myself	Support	No	No
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Abramson, Quincy	Dover, NH quincyleah@gmail.com	A Member of the Public	Myself	Support	No	No
Murray, Grace	Amherst, NH graceelysemurray@gmail.com	A Member of the Public	Myself	Support	No	No
Scott, Archer	Plymouth, NH arcsco5@gmail.com	A Member of the Public	Myself	Support	No	Yes
Brown, Morgan	Littleton, NH mkb1242@gmail.com	A Member of the Public	Myself	Support	No	No
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Goudin, Mallory	Newmarket, NH mallorygoudin@gmail.com	A Member of the Public	Myself	Support	No	No
Ames, Sarah	Moultonborough, NH quarab58@gmail.com	A Member of the Public	Myself	Support	No	No
Slattery, Joseph	Portsmouth, NH jmslattery25@gmail.com	A Member of the Public	Myself	Support	No	No
Fogarty, Margaret	Dover, NH mfogarty@afsc.org	A Lobbyist	American Friends Service Committee - NH Program	Support	No	No
Peguero, Jamila	Mancehster, NH jamila.peguero@gmail.com	A Member of the Public	Myself	Support	No	No

Lyon, Sarah	Lee, NH s33lyon@gmail.com	A Member of the Public	Myself	Support	No	No
Ford, Eva	Dover, NH evacamilleford@gmail.com	A Member of the Public	Myself	Support	No	No
LeClerc, Dan	Amherst, NH djl91862@gmail.com	An Elected Official	Myself	Support	No	No
Davis, Jonathan	Exeter, NH jonathan@nhyouthmovement.org	A Member of the Public	Myself	Support	No	No
Fudge, Kim Marie	NORTH CONWAY, NH kimfudge20@gmail.com	A Member of the Public	Myself	Support	No	No
Donnelly, Ryan	Hudson, NH rdonnelly@gsil.org	A Member of the Public	Granite State Independent Living	Support	No	No
Allen, Mary Grace	Dover, NH marygracekatherine@gmail.com	A Member of the Public	Myself	Support	No	No
Lane, Connie	Concord, NH connie.lane@leg.state.nh.us	An Elected Official	Constituents	Support	No	No
St.Martin, Tom	Candia, NH nomad@adaptivetechnology.biz	A Member of the Public	Myself	Support	No	No
Wellington, Christine	Derry, NH chriswellington10@comcast.net	A Member of the Public	Myself	Support	No	No
Platt, Liz-Anne	CONCORD, NH lizanneplatt09@gmail.com	A Member of the Public	Myself	Support	No	No
Lamphier, Regan	Nashua, NH reganburkelamphier@gmail.com	An Elected Official	Myself	Support	No	No
Ellermann, Maureen	Concord, NH ellermannf@aol.com	A Member of the Public	Myself	Support	No	No
berk, bruce	Pittsfield, NH bruce.berk.nh@gmail.com	A Member of the Public	Myself	Support	No	No
MacGregor, Leslie	Grantham, NH lsmacgregor@gmail.com	A Member of the Public	Myself	Support	No	No
Schuett, Rep. Dianne	Pembroke, NH schuettforrep@yahoo.com	An Elected Official	Myself	Support	No	No
Vincent, Laura	Loudon, NH lvlauravincent5@gmail.com	A Member of the Public	Myself	Support	No	No
Foley, Mary Ellen	Manchester, NH mefrsm@comcast.net	A Member of the Public	Myself	Support	No	No
Lord, Kathleen	Northwood, NH kitlord@yahoo.com	A Member of the Public	Myself	Oppose	No	No
Mott-Smith, Wiltrud	Loudon, NH wmottsm@worldpath.net	A Member of the Public	Myself	Support	No	No
Hampton, Doris	Canterbury, NH dandmhamp38@gmail.com	A Member of the Public	Myself	Support	No	No
Billingham, Carla	Salem, NH billingham2@comcast.net	A Member of the Public	Myself	Support	No	No
Hinebauch, Mel	Concord, NH melhinebauch@gmail.com	A Member of the Public	Myself	Support	No	No
Staub, Kathy	MANCHESTER, NH kstaub@comcast.net	An Elected Official	Myself	Support	No	No
Brady, Eileen	Nashua, NH eileenbrady395@gmail.com	A Member of the Public	Myself	Support	No	No
Termini, Marcella	Manchester, NH marcellatermini@gmail.com	A Member of the Public	Myself	Support	No	No
MICHAUD, CHARLEEN	Manchester, NH cmichaud@manchesternh.gov	A Member of the Public	The City of Manchester Welfare Department	Support	No	No

Katusiime, Viola	Manchester, NH Violakat@granitestateorganizing.org	A Lobbyist	Granite State Organizing Project	Support	No	No
Covert, Susan	Contoocook, NH scovert@comcast.net	A Member of the Public	Myself	Support	No	No
Spencer, Louise	Concord, NH lpskentstreet@gmail.com	A Member of the Public	Myself	Support	No	No
Muns, Chris	Hampton, NH chris.muns@leg.state.nh.us	An Elected Official	Myself	Support	No	No
Peirce, William	Kittery, ME wf5@yahoo.com	A Member of the Public	Myself	Oppose	No	No
Reardon, Donna	Concord, NH bugs42953@gmail.com	A Member of the Public	Myself	Support	No	No
Seibert, Christine	Manchester, NH christine.seibert@leg.state.nh.us	An Elected Official	Myself	Support	No	No
Torpey, Jeanne	Concord, NH jtorp51@comcast.net	A Member of the Public	Myself	Support	No	No
Altschiller, Senator Debra	SD24, NH kevin.condict@leg.state.nh.us	An Elected Official	SD24	Support	No	No
Heath, Ruth	Canterbury, NH ruthmheath@comcast.net	A Member of the Public	Myself	Support	No	No
Roesener, James	Concord, NH james.roesener@leg.state.nh.us	An Elected Official	Myself	Support	No	No

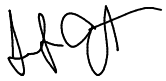
1/20/2023
Dear Committee members,

Thank you for taking the time to read my letter.
I apologize I am not able to read this letter myself, however I work part time to afford my rent which went ridiculously high after the building I live in was sold.
I moved into my apartment in February of 2019 paying a very reasonable $1225 for a 3 bedroom apartment in Manchester, then the owner of the building decided to sell. Before the sale my rent was increased to $1475, which although higher was still reasonable and affordable, however once the new owner took possession my rent was increased to $3000 a month with a 30 day notice for it to begin. This amount is far and above any amount of increase I have ever seen, and immediately sent me into panic mode. Based on current requirements for an apartment you need to make 3 times the rent to even apply, to be able to afford that you would need to make at least 6 figures a year and my apartment has no laundry or parking. The neighborhood I live in is not the safest either, having found homeless people out my back door, human feces next to the trash cans and more than one addict looking for a high, or as one actually said to me "lookin for something to snipe" or steal.
NH has no laws that protect tenants from this type of increase, and almost everyone I talked to either lawyers (who were nice enough to answer a question without charging me) or SNHS who was helping with rental assistance, said there was nothing they could do, that landlords are allowed to raise the rent as much as they want. As much as they want? It's like buying $100 worth of groceries for you to be charged $300 at checkout because they can raise the price to whatever they want.
The average rent for a 3 bedroom is around $1800, but somehow my rent going up over 100% didn't raise any red flags. Finally I got help from NH legal aid and Elliot Berry, who sadly retired right after helping me, when he started asking questions to the landlord about the increase that they changed their mind on the increase amount, for now, and its down to $2250, still a significant increase from $1475 and not being able to afford that amount as my kids and I collect disability, I had to go back to work part time to be able to afford the significant increase.

The state of NH did nothing to protect me from these predatory landlords, even after reaching out to the mayor, governor and senator, of which only the mayor responded with finger pointing to the higher ups in government, the only person who cared was Elliot and his team. I would be homeless if they didn't help. There needs to be protection from this situation happening to anyone else, otherwise the homeless problem in our state will only get worse. With no limits on the amount a rental increase can be, nothing will stop more landlords from raising their prices.
I grew up here, raised my kids here and I feel like I'm being pushed out of the City we love because we don't make enough money for the expensive rental market. If this is not addressed immediately you will be setting a precedent for future landlords to increase rents to any amount forcing more people to be homeless.
I hope that reading this will give you insight into the struggles people are having in this housing market, and protect tenants from landlords who are clearly only after the money.

For these reasons, I strongly urge you to SUPPORT HB 567 which would significantly help NH residents like me be able to afford their housing.

Thank you,



Jennifer Azibert

City of Manchester
Welfare Department

Charleen Michaud
Welfare Director

January 25, 2023

The Honorable Bob Lynn, Chair
Judiciary Committee
Legislative Office Building, Room 208
107 North Main Street
Concord, NH 03301

RE: Support of House Bill 567

Dear Honorable Chair Lynn and Committee Members,

HB 567 will be beneficial to low income and middle income renters. A tight rental market with historically low vacancies rates has led to significant rental increases in Manchester and throughout the state. This has created a particular hardship for low-income renters as affordable housing options continue to disappear. Historically our department has not tracked rental increases, however we began doing so on December 5th 2022. That data is as follows:

Date applied	Old Rent	New Rent	% Increased
12/5/2022	900	1400	56
12/5/2022	1900	1986	5
12/8/2022	995	1595	60
12/7/2022	1290	1365	6
12/7/2022	1425	1635	15
12/9/2022	1250	1350	8
12/13/2022	700	1895	171
12/20/2022	700	1250	79
12/20/2022	1250	1450	16
12/21/2022	850	1050	24
12/27/2022	950	1250	32
12/29/2022	950	1750	84
12/30/2022	1200	1800	50
1/5/2023	1,100	1775	61
1/5/2023	1775	1825	3
1/6/2023	1100	1250	14
1/13/2023	1250	1500	20
1/17/2023	800	900	13
1/18/2023	1200	1550	29
1/20/2023	900	1800	100
1/25/2023	2222	2885	30

Please keep in mind that the above data represents only those individuals who have sought rental assistance from the City of Manchester's Welfare Department and is not a comprehensive accounting of all rental increases which have occurred in Manchester during the past seven weeks. It is worth noting that the rental increase of 171% is happening to an elderly couple in their seventies and the rental increase of 100% is being experienced by a person who was recently injured at work and who has no income while their workman's compensation case was pending. Individuals such as these have no ability to prepare for the financial burden of a sudden and significant rental increases and they have no ability to find alternative housing quickly.

This bill will benefit renters in two ways, it will discourage landlord's from increasing the rent by 15% or more and in those cases in which the rent is increased by 15% or more it will provide the renter with a more realistic timeframe in which to find and relocate to other housing should they be unable to afford the rental increase. This additional time will help to decrease evictions, and in some cases prevent homelessness.

Low income renters who are unable to endure a rental increase often seek the assistance of their municipal welfare department. Lengthening the notice of a rental increase will also have a positive impact on local welfare budgets. It will prevent local municipalities from having to provide partial rental assistance to help offset these rental increases while the tenant seeks to find the near impossible… an affordable apartment.

I ask that you support HB 567 which will offer important consumer protections to our citizens and reduce costs to municipal welfare departments.

Thank you for your consideration,

Charleen Michaud, Director
City of Manchester Welfare Department

1528 Elm Street – Manchester, NH 03101 – (603) 624-6484 – FAX: (603) 628-6179
e-mail: welfare@manchesternh.gov – website: www.manchesternh.gov

Granite State Organizing Project

A voice for justice in the Granite State

House Judiciary Committee
Testimony in Support of HB 567 relative to notice of rent increases in certain residential rental property.
Thursday, January 26, 2023

Good morning members of the House Judiciary Committee.

My name is Viola Katusiime; I'm representing the Granite State Organizing Project. The Granite State Organizing Project (GSOP) is a grassroots, non-partisan institution bringing faith, labor, and community groups to work towards a more just world.

I'm writing to express our support for HB 567, relative to notice of rent increases in certain residential rental property.

Although the rate of available units for rent is slowly improving, this is still far from a healthy vacancy rate of 4 to 5%, and affordable housing continues to be a significant issue statewide.

The median rent across the state for a two-bedroom apartment, including utilities, was $1,584 in 2022, according to the data from the New Hampshire Housing Rental-Cost-Report. This amount is significant, especially for individuals with fewer resources and low-income renters in low-wage paying industries who may spend more than 30% of their income on housing.

A 2019 U.S. Survey of the federal reserve found that 37% of U.S. households couldn't come up with $400 to cover an expected emergency with cash or savings, or credit card to be paid in full at the end of the month.

Through our work in community organizing, we have received calls from stressed renters whose rent was drastically increased by $400 with less than a month's notice. Many granite staters especially low-wage earners, are struggling to cover basic needs, including housing which the high inflation and acute shortage of affordable housing options have exacerbated. HB 567 is a good policy for both renters and landlords. It allows renters to prepare their finances or find alternative housing and for landlords to find another renter if the occupant can't afford the proposed rent.

I would like to urge committee members to support HB 567 and vote Out to Pass.

Thank you for your service.

Sincerely,

Viola Katusiime
Granite State Organizing Project
1045 Elm Street, Manchester, NH 03101

HB - 567

"Relative to the notice of rent increases in certain residential properties"

Christine Seibert (Rep. Hills-21) Co-Sponsor
1/26/2023

Hon. Members of the Committee:

I was not able to attend this morning due to a conflicting appointment that had been moved due to the snowstorm this past Monday. Please feel free to contact me at my christine.seibert@leg.state.nh.us if you have any further questions:

Tenants should be notified of rent increases to provide them with advance notice and the opportunity to plan for the additional expense. It also allows tenants to decide whether to continue renting the property or look for alternative housing. Additionally, providing advance notice of rent increases can help to maintain positive landlord-tenant relationships.

I urge you to support HB 56, and thank you very much for your time!

Representative Seibert

Melissa McClure

I strongly support this bill to give tenants the financial protection rights when they need when landlords implement significant housing rent increases. Affordable rental housing is extremely scarce in New Hampshire and middle to lower income people are struggling right now as it is. The notice required in this legislation is more than reasonable and in-line with the time-frames needed to make major life and financial decisions, including paying a significant housing rental cost increase, or if necessary, locating and moving to more affordable housing.

Charles Rhoades

This bill is about being fair to renters.

Maura Willing

The current administration’s ideas regarding what should be taught and not taught is unacceptable. As a former teacher I firmly believe ideas, even unpleasant ones, are the basis of a strong society.

relative to notice of rent increases in certain residential rental property. Notice of rent increases should be a standard business practice in dealing with residents in residential properties. NOT giving notice would seem to appear underhanded, illegal, and a law suit.

This would give me and my roommate much needed housing security!

Mallory Goudin

Affordable housing is a fundamental human right.

Christine Wellington

I support his bill as properly balancing the interests of the restricted property landlord and the tenant.

Kathleen Lord

This bill will raise rent prices because the market will be out of synch. Tenants only have to give 30 days notice to leave, but Landlords giving 60 days notice will have tenants looking for new places a month before that. That doubles the number of searchers and we all know that High Demand increases Prices.

Wiltrud Mott-Smith

With the rental market so tight, having more time helps people budget and gives them more time to find something else.

William Peirce

,,,,,HB567

Chairman Lynn and members of the Judiciary Committee,

Attorney David Cline, a landlord, testified that he would be more in favor of this bill if the 60 day notice period applied to both tenant and landlord. That would make thinks much easier for both the landlord and prospective tenant. They would both be operating in the same move-in move-out window of time.

Donna Reardon

Please vote NO on HB 567

HOUSE COMMITTEE ON JUDICIARY

EXECUTIVE SESSION on HB 567

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

DATE: February 8, 2023

LOB ROOM: 206-208

MOTIONS: INEXPEDIENT TO LEGISLATE

Moved by Rep. Kuttab | Seconded by Rep. Wallace | Vote: 9-10

MOTIONS: OUGHT TO PASS WITH AMENDMENT

Moved by Rep. Manos | Seconded by Rep. M. Paige | AM Vote: 11-9

Amendment # 2023-042h

Moved by Rep. Manos | Seconded by Rep. M. Paige | Vote: 10-10

CONSENT CALENDAR: NO

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep Katelyn Kuttab, Clerk

STATE OF NEW HAMPSHIRE
OFFICE OF THE HOUSE CLERK

1/10/2023 9:53:34 AM
Roll Call Committee Registers Report

2023 SESSION

Judiciary

Bill #: HB567 Motion: ITL AM #: _____ Exec Session Date: 8Feb23

Members	YEAS	Nays	NV
Lynn, Bob J. Chairman	9		
Wallace, Scott Vice Chairman	1		
Alexander, Joe H.			—
Andrus, Louise	2		
Testerman, Dave	3		
Stapleton, Walter A.	4		
Tripp, Richard P.	5		
Greeson, Jeffrey	6		
Kuttab, Katelyn Clerk	7		
Perez, Kristine	8		
Smith, Marjorie K.		1	
Horrigan, Timothy O.		2	
DiLorenzo, Charlotte I.		3	
~~Kenney, Cam E.~~ Eaton, Daniel		4	
Paige, Mark		5	
McBeath, Rebecca Susan		6	
Devine, Shelley		7	
Lanza, Judi		8	
Manos, Zoe R		9	
Turer, Eric S		10	
TOTAL VOTE:	9	10	—

STATE OF NEW HAMPSHIRE
OFFICE OF THE HOUSE CLERK

1/10/2023 9:53:34 AM
Roll Call Committee Registers Report

2023 SESSION

Judiciary

Bill #: HB567 Motion: Adopt Amendment AM #: 0429h Exec Session Date: 8Feb23

Members	YEAS	Nays	NV
Lynn, Bob J. Chairman		9	
Wallace, Scott Vice Chairman		1	
Alexander, Joe H.		2	
Andrus, Louise		3	
Testerman, Dave		4	
Stapleton, Walter A.	1		
Tripp, Richard P.		5	
Greeson, Jeffrey		6	
Kuttab, Katelyn Clerk		7	
Perez, Kristine		8	
Smith, Marjorie K.	2		
Horrigan, Timothy O.	3		
DiLorenzo, Charlotte I.	4		
~~Kenney, Cam E.~~ Eaton, Daniel	5		
Paige, Mark	6		
McBeath, Rebecca Susan	7		
Devine, Shelley	8		
Lanza, Judi	9		
Manos, Zoe R	10		
Turer, Eric S	11		
TOTAL VOTE:	11	9	—

STATE OF NEW HAMPSHIRE
OFFICE OF THE HOUSE CLERK

2023 SESSION

1/10/2023 9:53:34 AM
Roll Call Committee Registers Report

Judiciary

Bill #: HB567 **Motion:** OTP/A **AM #:** 0429h **Exec Session Date:** 8Feb23

Members	YEAS	Nays	NV
Lynn, Bob J. Chairman		10	
Wallace, Scott Vice Chairman		1	
Alexander, Joe H.		2	
Andrus, Louise		3	
Testerman, Dave		4	
Stapleton, Walter A.		5	
Tripp, Richard P.		6	
Greeson, Jeffrey		7	
Kuttab, Katelyn Clerk		8	
Perez, Kristine		9	
Smith, Marjorie K.	1		
Horrigan, Timothy O.	2		
DiLorenzo, Charlotte I.	3		
~~Kenney~~, Cam E. Eaton, Daniel	4		
Paige, Mark	5		
McBeath, Rebecca Susan	6		
Devine, Shelley	7		
Lanza, Judi	8		
Manos, Zoe R	9		
Turer, Eric S	10		
TOTAL VOTE:	10	10	—