

CHAPTER 263  
HB 60 - FINAL VERSION

06/05/2025 2711s  
26Jun2025... 2801CofC

2025 SESSION

25-0033  
06/08

HOUSE BILL

**60**

AN ACT relative to the termination of tenancy at the expiration of the tenancy or lease term.

SPONSORS: Rep. Lynn, Rock. 17; Rep. Seidel, Hills. 29

COMMITTEE: Housing

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AMENDED ANALYSIS

This bill adds the expiration of the term of the lease or tenancy as grounds for an eviction, subject to certain procedural requirements.

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Explanation: Matter added to current law appears in ***bold italics***.  
Matter removed from current law appears [~~in brackets and struck through.~~]  
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

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STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Twenty Five*

AN ACT relative to the termination of tenancy at the expiration of the tenancy or lease term.

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

1 263:1 New Subparagraph; Termination of Tenancy; Expiration of Term. Amend RSA 540:2, II by  
2 inserting after subparagraph (h) the following new subparagraph:

3 (i)(1) For a lease the original term of which is 12 months or longer, or for a lease the term of  
4 which is less than 12 months but which has been renewed for a total period of 12 months or longer, the  
5 expiration of the term of the lease, provided that:

6 (A) The landlord has provided the tenant with written notice at least 60 days in  
7 advance of the termination date of the lease term that the lease will not be renewed and that the tenant  
8 must vacate the rental property at the end of the lease term; and

9 (B) The landlord has filed a possessory action within 6 months of the lease expiring.

10 (2) Nothing in this subparagraph shall affect a tenant's defense of retaliatory eviction as  
11 set forth in RSA 540:13-a or a tenant's protections from discrimination as defined by RSA 354:10.

12 263:2 New Paragraph; Termination of Tenancy; Expiration of Term. Amend RSA 540:2 by inserting  
13 after paragraph VII the following new paragraph:

14 VIII. No-fault termination of tenancy shall not be considered an eviction for the purposes of rental  
15 applications and tenant screening reports by the lessor or the lessee. For the purposes of this section,  
16 "no-fault termination of tenancy" shall mean any termination of tenancy under RSA 540:2, II(i). The court  
17 handling any no-fault termination of tenancy shall make note in court documentation of the termination of  
18 tenancy proceeding that the termination of tenancy was at no fault of the tenant. This subparagraph shall  
19 not be construed to limit a landlord's ability to perform due diligence inquiries regarding a prospective  
20 tenant.

263:3 Effective Date. This act shall take effect July 1, 2026.

Approved: August 01, 2025  
Effective Date: July 01, 2026