

Amendment to HB 1598-FN

1 Amend RSA 540-A:2, II as inserted by section 4 of the bill by replacing it with the following:

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3 ***II. No tenant, members of the tenant's household, guests, or other occupants of the***
4 ***premises shall willfully damage the property of the landlord or willfully deny tenants their***
5 ***right to quiet enjoyment of their tenancies.***

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7 Amend RSA 540-A:4, VII(e)(5) as inserted by section 5 of the bill by replacing it with the following:

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9 (5) If the court finds that the occupant sublet from the tenant but the lease between
10 the landlord and the tenant prohibits subletting, and the occupant failed to establish being an
11 implied tenant, the plaintiff may dispose of any remaining personal property as they see fit after 48-
12 hours notice to the occupants. Notwithstanding RSA 540-A:4, [~~VII(e)(4)~~] ***VII(e)(4)***, in such cases
13 damages shall not be awarded to the plaintiff.

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15 Amend the bill by replacing all after section 5 with the following:

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17 6 Prohibited Practices And Security Deposits; Prohibited Practices; Certain Specific Acts
18 Prohibited. Amend RSA 540-A:3, V to read as follows:

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20 V. No tenant shall willfully [~~refuse the landlord access to the premises to make necessary~~
~~repairs]~~ ***prevent completion of necessary repairs***, or ***refuse the landlord access*** to perform
21 other reasonable and lawful functions commonly associated with the ownership of rental property, at
22 a reasonable time after notice which is adequate under the circumstances.

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7 Effective Date. This act shall take effect 90 days after its passage.