

HB 1499-FN - AS INTRODUCED

2026 SESSION

26-2449

06/07

HOUSE BILL **1499-FN**

AN ACT relative to additional grounds for eviction under the landlord and tenant statute.

SPONSORS: Rep. Alexander Jr., Hills. 29; Rep. Bean, Belk. 6; Rep. Beaulier, Graf. 1; Rep. Berry, Hills. 44; Rep. Kuttub, Rock. 17; Rep. Osborne, Rock. 2; Rep. Sweeney, Rock. 25; Sen. Innis, Dist 7; Sen. Lang, Dist 2

COMMITTEE: Housing

ANALYSIS

This bill adds new grounds for termination of tenancy based on a tenant's immigration status, certain criminal convictions, or status as a registered sexual offender.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

AN ACT relative to additional grounds for eviction under the landlord and tenant statute.

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

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

3 (j)(1) The tenant and/or any occupant of the rented premises is unlawfully present in the
4 United States of America, or

5 (2) The tenant and/or any occupant of the rented premises, within 3 years prior to
6 the service of the eviction notice on the tenant, has been convicted, in any state or in any federal
7 court, of one or more of the following: murder, felonious assault, sexual assault, rape, kidnapping,
8 stalking, possession or sale of controlled substances, robbery, domestic violence, criminal
9 threatening, burglary or any violent crime which resulted in injury to any other person, or

10 (3) The tenant and/or any occupant of the rented premises is a "sexual offender" as
11 defined by RSA 651-B:1, IV.

12 2 Effective Date. This act shall take effect 60 days after its passage.

**HB 1499-FN- FISCAL NOTE
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FISCAL IMPACT: This bill does not provide funding.

Estimated State Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
Revenue	\$0	Indeterminable Increase \$10,000 to \$100,000	Indeterminable Increase \$10,000 to \$100,000	Indeterminable Increase \$10,000 to \$100,000
<i>Revenue Fund(s)</i>	General Fund			
Expenditures*	\$0	Indeterminable Increase \$500,000 to \$1,000,000	Indeterminable Increase \$500,000 to \$1,000,000	Indeterminable Increase \$500,000 to \$1,000,000
<i>Funding Source(s)</i>	General Fund			
Appropriations*	\$0	\$0	\$0	\$0
<i>Funding Source(s)</i>	None			

***Expenditure = Cost of bill**

***Appropriation = Authorized funding to cover cost of bill**

METHODOLOGY:

This bill expands the grounds for eviction to include certain criminal convictions within three years of service of an eviction notice, tenants who meet the statutory definition of “sexual offenders,” and tenants or household members who are present in the country without legal authority.

The Judicial Branch states the bill would require modification of its case management system, updates to training materials and forms, and would increase the number of eviction cases filed statewide. The Branch notes that in 2024 there were 5,736 landlord-tenant cases filed, most of which were eviction actions, and that expanding eligibility for eviction will increase caseloads by an indeterminable amount. To the extent eviction filings increase, the Branch anticipates a need for at least one additional judge and several court operations specialists. Because the total increase in filings and their distribution across Circuit Court District Divisions cannot be precisely determined, the Branch estimates increased General Fund expenditures of an indeterminable amount of more than \$500,000 and less than \$1,000,000 per year.

The Judicial Branch also anticipates increased filing fee revenue from additional landlord-tenant filings. At the current filing fee of \$150, the Branch estimates General Fund revenue will increase by an indeterminable amount of more than \$10,000 and less than \$100,000 annually.

AGENCIES CONTACTED:

Judicial Branch