

Floor Amendment to HB 60

1 Amend the title of the bill by replacing it with the following:

2
3 AN ACT relative to the termination of tenancy at the expiration of the lease term.
4

5 Amend the bill by replacing all after the enacting clause with the following:
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7 1 New Paragraph; Termination of Tenancy; Expiration of Term. Amend RSA 540:2 by inserting
8 after subparagraph VII the following new paragraph:

9 VIII. For any 12-month period in which the rental vacancy rate for the state is 5 percent or
10 higher, the expiration of a written lease of not less than 12 months shall constitute good cause for
11 eviction, provided that the landlord has first given the tenant a 6-month period of month-to-month
12 tenancy and then written notice of at least 60 days that the lease will not be renewed and that the
13 tenant shall vacate the rental property at the end of the lease term. The vacancy rate shall be
14 determined annually by the New Hampshire housing finance authority as part of its Annual
15 Residential Rental Cost Survey Report, and the 12-month period during which the expiration of the
16 lease constitutes good cause for eviction shall begin on January 1 of the year immediately following
17 publication of the vacancy rate.

18 2 New Subparagraph; Termination of Tenancy; Expiration of Term. Amend RSA 540:2, II by
19 inserting after subparagraph (h) the following new subparagraph:

20 (i) For a lease with an original term of 12 months or longer, or for a lease with a term of
21 less than 12 months but renewed for a total period of 12 months or longer, the expiration of the lease
22 term, provided the landlord gives the tenant written notice at least 60 days in advance of the lease
23 term's termination date, stating that the lease will not be renewed and that the tenant must vacate
24 the rental property at the end of the lease term.

25 3 Effective Date. This act shall take effect January 1, 2026.

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AMENDED ANALYSIS

This bill:

- I. Adds the expiration of the term of the lease if over 12 months as grounds for an eviction.
- II. Establishes that if the rental vacancy rate is 5 percent or higher for any 12-month period, a 12-month lease expiration with 60 days written notice from the landlord constitutes good cause for eviction.