CHAPTER 18
HB 305 - FINAL VERSION

01/03/2018 2551s

2018 SESSION

17-0339
05/10

HOUSE BILL ***305***

AN ACT clarifying lessee liability for month-to-month leases.

SPONSORS: Rep. Dean-Bailey, Rock. 32; Rep. Spillane, Rock. 2; Rep. Verville, Rock. 2; Rep. Nasser, Rock. 2

COMMITTEE: Judiciary

AMENDED ANALYSIS

This bill clarifies lessee liability for rent when the notice of termination does not coincide with the rent due date in a tenancy at will.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

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STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Eighteen

AN ACT clarifying lessee liability for month-to-month leases.

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

18:1 Actions Against Tenants; Termination by Lessee. Amend RSA 540:11 to read as follows:

540:11 Termination by Lessee.

I. A lessee may terminate his ***or her*** lease by notice in writing, in the same manner as the lessor, and the notice shall have the same effect for all purposes as a notice by the lessor to the lessee.

II. A tenancy at will, from month to month, may be terminated by the lessee upon 30 days notice; provided that if the date of termination given in the notice does not coincide with the rent due date, the lessee is responsible for the rent for the entire month in which the notice expires, up to the next rent due date, unless the terms of the lease provide otherwise.

18:2 Effective Date. This act shall take effect 60 days after its passage.

Approved: May 15, 2018
Effective Date: July 14, 2018