

HB 60 - VERSION ADOPTED BY BOTH BODIES

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

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.

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Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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 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 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
4 term of which is less than 12 months, but which has been renewed for a total period of 12 months or
5 longer, the 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
8 tenant 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
10 expiring.

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

14 2 New Paragraph; Termination of Tenancy; Expiration of Term. Amend RSA 540:2 by inserting
15 after paragraph VII the following new paragraph:

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

23 3 Effective Date. This act shall take effect July 1, 2026.