

Why New Hampshire doesn't need HB 60:

Landlords have lots of ways to evict people and we don't need to make it easier-especially during a housing crisis. In fact 5 landlords representing 4800 properties all across the state, have said this bill isn't necessary. There are already lots of ways to evict people: non-payment of rent, property damage, health and safety concerns, and lease violations. And don't forget the broad "other good cause" which includes any legitimate business or economic reason like wanting to take it off the market, rent to a family member, renovation, etc.

Passing this bill is bad for the NH economy especially during a housing crisis. Homelessness in our state grew by 52.1% between 2022 and 2023, while nationally the increase was 12%. Any loss of housing is highly likely to result in a period of homelessness, as tenants simply will not be able to find a place to move within the 60 day notice period. Because local welfare laws require a municipality to relieve and maintain its indigent residents, the financial burden of this loss of housing will fall on municipalities (with already stretched budgets) and ultimately passed on to taxpayers.

Passage of this bill undoes tenant protections that have been in place for 40 years.

Among other things, this could result in deteriorating housing conditions since a simple request for repairs could cause a tenant to be evicted at the conclusion of a lease term.

Eviction without cause makes already vulnerable populations, such as older adults, people with disabilities or those who live on a low or fixed income, at much greater risk for eviction if a landlord is able to evict simply because they would prefer a different tenant.

If good cause is not required to evict, tenants may lose their housing for reasons that may be nuisances but don't rise to the level of a for cause eviction - such as a family having a child, children being a little noisy as they are all prone to being from time to time; or a person who is aging or has disabilities and behave in ways that make neighbors "uncomfortable." Or just because they don't like a tenant.

Housing is one of the most fundamental human needs. Without housing, everything else in a person's life is more difficult and often falls apart. For example, kids' educations are disrupted causing harm to the children and lower standardized test scores throughout the state, and adults struggle to keep jobs, resulting in continual employee turnover for business owners.