

# Bed Bug Notification

Landlord/ Property Manager

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Landlord Address: \_\_\_\_\_  
\_\_\_\_\_

Re: Property address and unit #

Tenant Name: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Tenant Phone: \_\_\_\_\_

Dear \_\_\_\_\_

I am writing to notify you of a problem/s in my apartment which I am concerned with as it presents a health/safety hazard.

Please note the listed problem/s for which I am asking you to take corrective measures:

1.) \_\_\_\_\_

2.) \_\_\_\_\_

3.) \_\_\_\_\_

4.) \_\_\_\_\_

If this box is checked there are additional pages to allow for listing additional problems that need your attention. Total number of pages \_\_\_\_\_

I look forward to working cooperatively with you to remedy this/these issues. Please respond to this notice in writing within 3 days as to how and on what date and time you would like to remedy this/these problems.

Thank you for your concern and assistance with the above listed issues.

Yours truly, \_\_\_\_\_

Tenants Name:(Print) \_\_\_\_\_

BED BUG LAW HB 482-FN, effective January 1, 2014\*

- It is a violation for a landlord to willfully fail to investigate or fail to take reasonable measures to remediate an infestation within 7 days.
- After report in a tenant's unit: Once a landlord becomes aware of a bed bug complaint in a tenant's unit, he/she is allowed emergency entry into that unit for the next 72 hours.
- Under the law the definition of "Remediation" is action taken by the landlord that substantially reduces the presence of bed bugs in a dwelling unit for at least 60 days

\*See reverse side for full summary of the law provided by New Hampshire Legal Assistance

Please Note: This notice may have been written with the assistance of an interpreter or housing advocate. Please respond **in writing** to allow the tenant to properly understand your response by having it interpreted or reviewed with an advocate.

## **NEW HAMPSHIRE BED BUG LAW**    Effective January 1, 2014

### **SUMMARY:**

- The New Hampshire Bed Bug law clarifies landlord and tenant responsibilities during a bed bug infestation in rental property. The goal of the law is to set up a framework for rapid response to the first report of bed bugs in a rental unit and to foster landlord and tenant cooperation in remediation.
- It is a violation for a landlord to willfully fail to investigate or fail to take reasonable measures to remediate an infestation within 7 days (contempt and contempt damages). The definition of remediation is: "action taken by the landlord that substantially reduces the presence of bed bugs in a dwelling unit for a period of at least 60 days".

### **EMERGENCY ENTRY:**

- After report in tenant's unit: Once a landlord becomes aware of a bed bug complaint in a tenant's unit, he/she is allowed emergency entry into that unit for the next 72 hours .
- After report in adjacent unit: If there is a bed bug complaint from an adjacent unit, a landlord is allowed emergency entry into tenant's unit. The landlord must give the tenant 48 hours notice.
- It is a violation for a tenant to willfully refuse emergency entry (contempt and contempt damages).

### **PREPARATION FOR REMEDIATION:**

- A landlord must provide the tenant with reasonable written instructions for preparing the unit for remediation. These instructions must be given to an adult 72 hours in advance of remediation.
- It is a violation for tenants to willfully refuse to comply with these instructions.
- Landlords can evict for failure of tenant to prepare the unit with advance reasonable written notice.
- However, landlords must allow for reasonable accommodation requests related to preparing the unit.

### **PAYMENT FOR REMEDIATION:**

- Landlords are required to pay up-front for all bed bug remediation costs.
- Landlords may recover costs for remediation in the tenant's unit only, and only if tenant is considered "responsible" for the infestation.
- The tenant is presumed to be "responsible" if only his/her unit has bed bugs and there have no other bed bug reports in the unit or adjacent units in previous six (6) months.
- Landlords can evict "responsible" tenants for nonpayment, provided the landlord shows that he/she offered tenant a "reasonable repayment agreement."

### **NEED ASSISTANCE?**

**APPLY FOR FREE HELP ONLINE AT:**

[WWW.NHLEGALAID.ORG](http://WWW.NHLEGALAID.ORG)

OR CALL

**224-3333** OR

**1-800-639-5290**

## Second Bed Bug Notification

Landlord/ Property Manager

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Landlord Address: \_\_\_\_\_

Re: Property address and unit #

Tenant Name: \_\_\_\_\_

\_\_\_\_\_

Tenant Phone: \_\_\_\_\_

Dear

I am writing to notify you a second time of a problem/s in my apartment which I am concerned with, as it presents a health/safety hazard. I first sent you a written notice on \_\_\_\_\_. I am requesting immediate action from you to remedy the problems.

Please note the listed problem/s for which I am asking you to take corrective measures:

1.) \_\_\_\_\_

2.) \_\_\_\_\_

3.) \_\_\_\_\_

4.) \_\_\_\_\_

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Thank you for your concern and assistance with the above listed issues.

Yours truly, \_\_\_\_\_

Tenants name: (Print) \_\_\_\_\_

BED BUG LAW HB 482-FN, effective January 1, 2014.

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- Under the law the definition of "Remediation" is action taken by the landlord that substantially reduces the presence of bed bugs in a dwelling unit for at least 60 days

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