

# 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.) \_\_\_\_\_

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.

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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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