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

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

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