

Frequently Asked Questions

Does a landlord have to hire a professional pest control company to treat?

No. Landlords are simply required to substantially reduce the presence of bed bugs in a unit for at least 60 days

Can I be evicted for having bed bugs?

You cannot be evicted for having bed bugs present in your home, but if found liable and you fail to keep up with your repayment plan you can be evicted for nonpayment.

What do I do if my tenant or landlord does not follow HB 482 guidelines?

If the landlord fails to investigate a complaint, or a tenant fails to allow access to their unit, the opposing party can file a 540:A with Nashua District Court.

What role does Code Enforcement play with this new law being enacted?

Code Enforcement will track the complaints and assist in contacting the Landlord. Code Enforcement shall advise the property owner of the 7-day law if necessary.

Where Can I get More Information?

If you have any questions please contact Nashua Code Enforcement.

Below are several additional resources:

- www.nhlegalaid.org
- www.bedbugnh.org
- www.gonashua.com

Official state statute HB 482:

<http://www.gencourt.state.nh.us/legislation/2013/HB0482.html>

City of Nashua, NH Code Enforcement Department

229 Main Street
Nashua, NH03060

603-589-3100

www.gonashua.com

What You Need to Know About the New Bed Bug Law

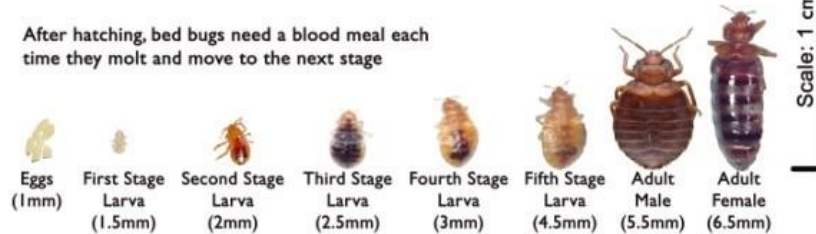
Nashua, NH Code Enforcement



***Information for
tenants and
landlords***

Life Cycle of the Bed Bug *Cimex lectularius*

After hatching, bed bugs need a blood meal each time they molt and move to the next stage



NH Bed Bug Law, Effective January 1, 2014

This legislation was set up to help landlords and tenants address and treat bed bug infestation in rental properties. This bill was an effort by both tenant and landlord rights advocates. The hope is that with this bill, bed bug infestations will be addressed and treated in a timelier manner, alleviating the growing social issue of bed bug infestations in the state of NH.

Initial timeline:

- Once a tenant notifies the landlord of the assumed infestation, the landlord has 7 days to determine if an infestation is present, and take reasonable measures to remediate.
 - The tenant must grant the landlord emergency access into their apartment 72 hours after notifying them of the infestation.
- If an adjacent unit reports a presence of bed bugs, they must give the landlord entry to their home after receiving written notice 48 hours in advance.
- It is a violation of the RSA 540: 13E for a tenant in either scenario to deny a landlord emergency access to their unit.
- It is also a violation of RSA 540:13E for a Landlord to fail to investigate and remediate the issue.

Preparation and Remediation:

- A landlord must provide an adult tenant with reasonable written instructions for preparing a unit for remediation a minimum of 72 hours prior.
- It is a violation of RSA 540: 13E for tenants to refuse to comply with the written instructions.
- Landlords must entertain any requests for reasonable accommodations related to preparing a unit submitted by the tenant.
- Landlords can evict a tenant for failure to prepare the unit with advanced reasonable instructions.

Cost of Remediation



- Landlords are required to pay all up-front costs of remediation.
- Landlords may recover costs of remediation in the originating tenants unit only.
- The tenant is presumed responsible if they are the only ones with bed bugs and there have been no other reports of bed bugs in the unit or adjacent units in the previous six months.
- Landlords can evict responsible tenants for non-payment, provided the Landlord shows that he/she offered tenant a “reasonable repayment agreement”.