

Senate Judiciary Committee

Sonja Caldwell 271-2117

HB 360, relative to the rental of shared living facilities.

Hearing Date: April 14, 2021

Members of the Committee Present: Senators Carson, Gannon, French, Whitley and Kahn

Members of the Committee Absent : None

Bill Analysis: This bill clarifies the process for termination of a rental of a shared facility and the remedies for tenants.

Sponsors:

Rep. Frost

Who supports the bill: Nick Norman (AANH), Eric Pauer

Who opposes the bill: No one

Who is neutral on the bill: No one

Summary of testimony presented:

Sen. Carson introduced the bill on behalf of Rep. Frost, which is relative to the rental of shared living facilities. The bill clarifies the process for termination of a rental of a shared facility and the remedies for tenants.

Nick Norman

- He is an advocate for landlords. They have a readership of 4,000 landlords across the state.
- There is agreement between landlord and tenant advocates on this bill.
- The bill only affects shared facilities. It does not affect common landlord tenant situation.
- This applies to a situation where someone is renting a bedroom in an owner-occupied home or apartment.
- RSA540 handles rental real estate. This bill is related to RSA540B, which is about shared facilities.
- Sometimes if someone in a shared facility becomes involved in a court case, it is confusing for the court because there are different rules for RSA540B. This bill says the tenant will notify the court that they are in a shared facility so the court can follow the right rules.
- The bill requires the court to prepare a form with a box to check so the tenant can make that notice to the court.