



*Towards self-sufficiency...*

## NH Local Welfare Administrators Association

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The Honorable Edward Gordon, Chair  
Judiciary Committee  
Legislative Office Building, Room 208  
107 North Main Street  
Concord, NH 03301

RE: Support of **HB 1200** that provides tenants notice by a landlord of at least 45 days of a proposed rent increase.

Dear Honorable Chair Gordon and Committee Members,

The NH Local Welfare Administrators Association (NHLWAA) is a professional non-profit organization that educates and supports our municipal members to foster compliant, humanitarian and fiscally responsible assistance practices when assisting residents with NH RSA 165 statutorily obligated basic needs.

NHLWAA respectfully submits this letter as testimony to support HB 1200, as its passage is reasonable to landlords, reasonable to tenants and fiscally responsible to municipal property taxpayers.

The ability for tenants in New Hampshire to receive reasonable additional notice of rental increases is a pragmatic and fiscally responsible measure to minimize housing insecurity and homelessness throughout our state. The current thirty (30) day notice expectation is outdated for the 2022 housing market, including additional time needed to plan for the additional rent expense or secure alternative housing options. NHLWAA has previously supported a similar bill with a greater notice period, however, in the spirit of New Hampshire compromise and pragmatism, the current bill is supported by our association.

New Hampshire RSA 165:1 indicates "Whenever a person in any town is poor and unable to support himself, he shall be relieved and maintained by the overseers of public welfare of such town." HB 1200 will lessen the need for taxpayer funded municipal local welfare assistance and taxpayer funded state assistance to remedy the consequences of evictions, homelessness and overall housing insecurity.

As you are aware, initiatives to minimize homelessness are ongoing throughout our state and many come at a financial cost. This measured modification providing additional time for tenants to adjust for rental increases is cost effective for municipalities and state government while maintaining an owner's/landlord's legal right to rental increases.

We hope our shared information is helpful and urge you to support HB 1200 for the cost savings and humanitarian reasons provided. We are available to answer any questions you may have.

Respectfully yours,

Todd M. Marsh  
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