



# NH Local Welfare Administrators Association

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*Towards maximum self-sufficiency...*

March 20, 2023

The Honorable Bill Gannon, Chair  
Senate Commerce Committee  
NH State House  
Room 100  
Concord, NH 03301

**Re:** Opposition of HB 117 relative to the termination of tenancy at the expiration of tenancy or lease term.

Dear Honorable Chair Gannon and Committee Members,

The New Hampshire 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 165:1 statutorily obligated basic needs. Municipal Local Welfare is a valuable expert social service voice and resource to decision makers within town and city halls throughout New Hampshire.

NHLWAA is respectfully submitting this letter to share information and oppose HB 117. If approved, it will create a significant fiscal impact on municipalities by increasing the amount of households that will need assistance due to homelessness if tenants are evicted without good cause at the end of their lease or tenancy. Opposing HB 117 is both socially and fiscally responsible.

NH RSA 165 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." If HB 117 is approved, tenants evicted from rental apartments after a lease is expired, without replacement housing, will have minimal alternative housing options. Current tenant rental protections are essential to prevent eviction displacement from occurring due to the ending of a lease, which will be at a cost to the municipalities in the form of emergency housing, including motels.

NHLWAA appreciates property owners/landlords, and acknowledges their challenges; however, current property owner/landlord protections already exist. Protections include renovations, neglect or refusal to pay rent due and in arrears, substantial damage to a premises, failure of a tenant to comply with a material term of a lease, behavior of a tenant or members of tenant's family, which adversely affects health or safety, other good cause and lead paint abatement. NHLWAA believes the above-mentioned current protections are fair and sufficient protections for property owners/landlords.

NHLWAA hopes our shared information is helpful and clarifies concerns. We are available to answer any questions you may have.

Respectfully yours,

*Todd M Marsh*

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