


The Process

- Complaint letter submitted
- 14 days to begin take action
- Response to treatment
- Complaint process is lengthy
- Does not have paperwork tool for tenants

What we do now

- Tenants are free to contact our office for tracking and assistance
- Code Enforcement acts the more of an advisor than anything
- Third party involvement
- Educators on both the law and how bed bug regulations



Before the law was enacted

Interior standards (18A:27)

- Not generally the responsibility of guests
- When limited to a single dwelling, responsibility on both the occupant
- Multiple units it is the owners' responsibility

What does this mean for our students?

- Guests are not provided "tools"
- Not a violation
- 100 days after the enactment of both of the new law
- Not really being considered, but they are not going as well as they can be and they can get into getting it fixed
- Number of beds that is known to exist

Good, bad, and...

- The law is strong with regards to how quickly things are treated
- Does not address issues we had before
 - Adjacent units
 - Effective long last treatment
 - Education is lacking

The Bed Bug Law and Nashua


*Shawnasey Madison
Code Enforcement Officer*

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Before the law was enacted


- Interior Standards 182-29
 - Responsibility for eradication of pests
 - When limited to a single dwelling, responsibility lies with the occupant
 - Multiple units it is the owners responsibility



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- Complaint letter submitted
- 14 days to begin to take action
- Vagueness to treatment
- Complaint process is lengthy
- Does allow for paperwork trail for tenants

What we do now

- Tenants are free to contact our office for tracking and assistance
- Code Enforcement acts like more of an adviser than anything
- Third party involvement
- Education on both the law and basic bed bug mitigation

<p>Frequency Asked Questions</p> <p>Does a landlord have to hire a professional pest control company to deal?</p> <p>No, landlords are only required to intentionally remove the presence of bugs to control the infestation.</p> <p>Can I hire my own bed bug exterminator?</p> <p>Yes, you can hire your own exterminator, but you must ensure they are licensed and insured.</p> <p>What do I do if my tenant or guest complains about bed bugs?</p> <p>If you have a tenant or guest who complains about bed bugs, you should take immediate action to address the issue.</p> <p>What are the penalties for non-compliance?</p> <p>Landlords who fail to comply with the law may face penalties, including fines and court costs.</p>	<p>Where Can I get More Information?</p> <p>If you have any questions about the new Bed Bug Code Enforcement, please contact:</p> <p>• www.nh.gov • www.gencsa.nh.gov</p> <p>Official website: www.gencsa.nh.gov</p> <p>City of Nashua, NH Code Enforcement Department</p> <p>229 Main Street Nashua, NH 03060 603-889-3100 www.gencsa.nh.gov</p>	<p>What You Need to Know About the New Bed Bug Law</p> <p>Nashua, NH Code Enforcement</p>  <p>Information for tenants and landlords</p>
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<p>Life Cycle of the Bed Bug</p>  <p>NH Bed Bug Law, Effective January 1, 2014</p> <p>The new law requires landlords to take steps to prevent and control bed bug infestations. The law also requires landlords to provide tenants with information about bed bugs and how to prevent them.</p> <ul style="list-style-type: none"> • Landlords must take steps to prevent and control bed bug infestations. • Landlords must provide tenants with information about bed bugs and how to prevent them. • Landlords must take steps to prevent and control bed bug infestations. • Landlords must provide tenants with information about bed bugs and how to prevent them. <p>Information for tenants and landlords</p> <ul style="list-style-type: none"> • Landlords must take steps to prevent and control bed bug infestations. • Landlords must provide tenants with information about bed bugs and how to prevent them. • Landlords must take steps to prevent and control bed bug infestations. • Landlords must provide tenants with information about bed bugs and how to prevent them. 	<p>Cost of Remediation</p>  <p>Landlords may face significant costs when remedying a bed bug infestation. These costs can include the expense of professional pest control services, the cost of replacing infested items, and the cost of lost rental income.</p>
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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

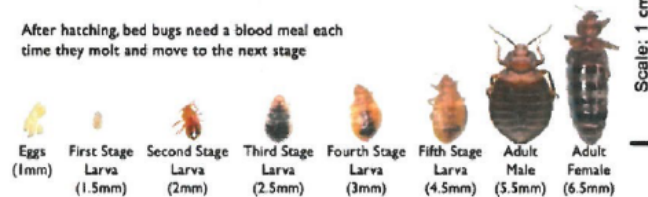


***Information for
tenants and
landlords***

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".

What does this mean for our numbers?

- Cases are not as easily tracked
 - Not a new issue
- Still having the same amount of traffic within City Hall
 - Previously filing complaints, now they are meeting with us to talk about the issue and how they can go about getting it fixed
- Numbers are down slightly for cases reported

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