CHRISTOPHER T. SUNUNU
Governor

STATE OF NEW HAMPSHIRE
OFFICE OF THE GOVERNOR

STATE OF NEW HAMPSHIRE
BY HIS EXCELLENCY
CHRISTOPHER T. SUNUNU, GOVERNOR

Emergency Order # 51 Pursuant to Executive Order 2020-04 as Extended by Executive Orders 2020-05, 2020-08, 2020-09 and 2020-10

An order terminating Emergency Orders #4 and #24

WHEREAS, on March 17, 2020, the Governor issued Emergency Order #4, which among other things, (1) prohibited owners of non-restricted property and restricted property from initiating eviction proceedings under RSA 540, (2) suspended applicable provisions of RSA 540 or any law, rule, or other regulation which would allow for the initiation of eviction proceedings or the issuance of an eviction order, (3) prohibited judicial and non-judicial foreclosure actions under RSA 479 or any other applicable law, rule or regulation, and (4) suspended all applicable provisions of any law, rule or other regulation which would allow for the initiation of foreclosure proceedings; and

WHEREAS, on April 3, 2020, the Governor issued Emergency Order #24, which provided, among other things, that the provisions of Emergency Order #4 shall not apply to (1) eviction proceedings initiated against an individual for violations of a lease or violations of law which result in either (i) substantial damage to the premises by the individual or members of the individual's household, or (ii) a substantial adverse impact on the health or safety of the other persons and (2) eviction proceedings initiated against an individual in cases of the individual's abandonment of his or her rental unit or space; and

WHEREAS, Emergency Orders 4 and 24 made clear that nothing within those Orders relieved or should be construed to relieve individuals of their obligations to make rent or mortgage payments or to otherwise comply with the provisions of a lease or other contract; and

WHEREAS, the State has instituted a number of programs designed to ease the economic challenges resulting from the COVID-19 pandemic, including, but not limited to, (1) expanding unemployment benefits through Emergency Order #5, (2) establishing the COVID-19 Emergency Healthcare System Relief Fund though Emergency Order #9, (3) allowing municipalities to grant blanket abatement of interest for late property tax payments through Emergency Order #25, (4) establishing the COVID-19 Long-Term Care Stabilization Program through Emergency Order #31, (5) establishing the First Responder Stipend Program, and (6) establishing the Main Street Relief Program to provide $400 million in relief to New Hampshire small businesses; and

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WHEREAS, in addition to other relief programs, the Governor has authorized $35 million from the CARES Act Coronavirus Relief Fund to support individuals and families needing assistance to maintain their housing as a result of COVID-19; and

WHEREAS, based on consultation with the Court system, State Government housing experts, and housing advocates, the Governor has determined that lifting the eviction moratorium, extending the "cure" period for evictions, and providing assistance to those in need is the best way to resume normal landlord/tenant processes while ensuring that tenants do not fall too far behind on rent have access to necessary assistance.

Now therefore, pursuant to Section 18 of Executive Order 2020-04 as extended by Executive Orders 2020-05, 2020-08, 2020-09, and 2020-10, it is hereby ordered, effective immediately, that:

1. Emergency Orders 4 and 24 shall terminate on July 1, 2020.

2. For every eviction notice issued by the owner of restricted or non-restricted property that is based in whole or in part on nonpayment of rent that became due and payable between March 17, 2020 and the date of this Order, the minimum 7 day notice period required in RSA 540:3 is hereby extended to 30 days. Therefore, every such eviction notice shall provide that the tenant must vacate the premises no less than 30 days from the date of service of the eviction notice. For purposes of this Order, the terms "restricted property" and "non-restricted property" shall have the meanings assigned to those terms in RSA 540:1-a. This Paragraph shall not apply to eviction notices issued before March 17, 2020.

Given under my hand and seal at the Executive Chambers in Concord, this 11th day of June, in the year of Our Lord, two thousand and twenty, and the independence of the United States of America, two hundred and forty-four.

Chris T. Sununu

GOVERNOR OF NEW HAMPSHIRE

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