

TOWN OF MARLBOROUGH, NEW HAMPSHIRE
ORDINANCE FOR PROVIDING TOWN FUNDS FOR HOUSING ASSISTANCE

1. PURPOSE:

The purpose of this ordinance is to insure that residential rental units which receive Town Funds in the form of Housing Assistance comply with state and local sanitary and life safety codes, laws, rules and regulations before such Housing Assistance is provided by the Town.

2. DEFINITIONS:

HOUSING ASSISTANCE shall mean and include the payment of Town Funds for rent, fuel and utilities.

TOWN FUNDS shall mean and include any money paid by the Town from the Town's Welfare budget or the Town's Trust Funds.

3. ADMINISTRATION AND PROCEDURE:

The Welfare Administrator shall not provide Housing Assistance for any rental unit that is not in compliance with the minimum standards set forth in state and local fire, life safety and sanitary codes, laws, rules and regulations, including, but not limited to NH RSA 48-A:14.

When an applicant is found to be eligible for HOUSING ASSISTANCE, a notice shall be sent to the Health Inspector and the Fire Chief to conduct an inspection of the property to insure that it meets minimum housing standards. Such inspection shall be conducted within 5 business days. Any issues the Health Inspector and/or Fire Chief find shall be addressed by the landlord and corrected within 30 days or within the timeframe determined by the Health Inspector or Fire Chief. If the landlord fails to comply, the Town shall suspend payment of rent to the landlord until he/she comes into compliance and the applicant receiving assistance shall be considered to have paid the rent.

The Fire Chief, or his designee, shall inspect the rental unit to insure compliance with state and local fire and life safety codes, laws, rules and regulations.

The Health Officer shall inspect the rental unit for compliance with state and local sanitary codes, laws, rules and regulations.

Follow-up inspections, if needed, will be conducted within 5 business days of notification by the landlord.

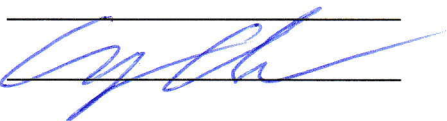
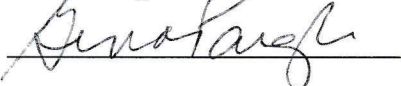
The Fire Chief or his designee and Health Officer shall provide a report of their findings to the Welfare Administrator with a copy of such report to the Board of Selectmen.

ADOPTION:

The Board of Selectmen hereby adopts the ORDINANCE FOR PROVIDING TOWN FUNDS FOR HOUSING ASSISTANCE set forth herein.

Date adopted: November 19, 2018

Marlborough Board of Selectmen



TITLE III

TOWNS, CITIES, VILLAGE DISTRICTS, AND UNINCORPORATED PLACES

CHAPTER 48-A

HOUSING STANDARDS

Section 48-A:14

48-A:14 Minimum Standards Established. –

No landlord, as defined by RSA 540-A:1, I, renting or leasing a residential dwelling in a municipality which has not adopted ordinances, codes or bylaws pursuant to this chapter shall maintain those rented premises in a condition in which:

- I. The premises are infested by insects and rodents where the landlord is not conducting a periodic inspection and eradication program;
 - I-a. The premises are infested by bed bugs and the landlord is not conducting a periodic inspection and remediation program. In this paragraph "remediation" means action taken by the landlord that substantially reduces the presence of bed bugs in a dwelling unit for a period of at least 60 days;
- II. There is defective internal plumbing or a back-up of sewage caused by a faulty septic or sewage system;
- III. There are exposed wires, improper connectors, defective switches or outlets or other conditions which create a danger of electrical shock or fire;
- IV. The roof or walls leak consistently;
- V. The plaster is falling or has fallen from the walls or ceilings;
- VI. The floors, walls or ceilings contain substantial holes that seriously reduce their function or render them dangerous to the inhabitants;
- VII. The porches, stairs or railings are not structurally sound;
- VIII. There is an accumulation of garbage or rubbish in common areas resulting from the failure of the landlord to remove or provide a sufficient number of receptacles for storage prior to removal unless the tenant has agreed to be responsible for removal under the rental agreement and the landlord has removed all garbage at the beginning of the tenancy;
- IX. There is an inadequate supply of water or whatever equipment that is available to heat water is not properly operating;
- X. There are leaks in any gas lines or leaks or defective pilot lights in any appliances furnished by the landlord;
or
- XI. The premises do not have heating facilities that are properly installed, safely maintained and in good working condition, or are not capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein, to a temperature of at least an average of 65 degrees F.; or, when the landlord supplies heat in consideration for the rent, the premises are not actually maintained at a minimum average room temperature of 65 degrees F. in all habitable rooms.

Source. 1979, 305:7, eff. Aug. 21, 1979. 2013, 48:2, eff. Jan. 1, 2014.