



Issue: **Assigning of Specific Responsibilities to Landlords, Tenants & Pest Management Professionals (PMPs) in the Management & Prevention of Bed Bug Infestations in Multi-Family Housing**

Background Bed bugs in multi-family housing are virtually impossible to manage effectively without proper cooperation from tenants and landlords. If an infestation is to be eradicated, the PMP, tenants, and landlord must all fulfill certain responsibilities.

In the last few years a number of states have considered legislation outlining the specific obligations of landlords, tenants, and PMPs so that each party better understands their responsibilities in controlling and preventing bed bug infestations in multifamily housing including Alabama, Arizona, New Jersey, and Pennsylvania. In April of 2010 Maine became the first state to enact such legislation since bed bug populations rebounded a decade ago.

Position: The National Pest Management Association (NPMA) supports statewide measures designating or more clearly outlining the responsibilities of landlords, tenants and PMPs in managing or preventing bed bug infestations, provided that such proposals do not seek to blame, single out or overly burden a specific stakeholder. NPMA is generally supportive of provisions requiring:

- Tenants to promptly notify their landlord when the tenant knows of or suspects bedbugs are in the tenant's dwelling unit
- Landlords to respond in a timely manner to tenant complaints about bed bugs including contracting with a PMP to conduct a thorough inspection and, if necessary, treat for bed bugs
- Tenants to permit the landlord and PMP to access units to inspect for and, if necessary, treat for bed bugs
- Units to be inspected for bed bugs within 30 days of a new tenant commencing occupancy
- Units to be inspected for bed bug activity immediately after the unit has been vacated and prior to maintenance procedures being performed to the unit (i.e. "make ready procedures")
- Units adjacent to units with known bed bug activity be inspected
- Persons treating for bed bugs to be state certified/licensed applicators
- Companies performing bed bug treatments to have current liability insurance
- Tenants to be advised of procedures to prevent reintroduction of bed bugs

