



March 14, 2024

Testimony to the House Committee on Corporations

Re: 2024 HB 7867 AN ACT RELATING TO PROPERTY -- CONDOMINIUM LAW. This Act requires the recording of the bylaws and the rules of an association in the land evidence records of the city or town the condominium is located in and requires amendments to the original filings be certified by two or more members of the executive board.

This testimony is delivered on behalf of the Independent Insurance Agents of Rhode in SUPPORT of House Bill 7867 which seeks to revise the Rhode Island Condominium Act.

Current Rhode Island General laws 34-36.1-2.17 (New Act applicable to condominiums declared after July 1, 1982) and 34-36-1 (Old Act for condominiums declared on or before 7/1/1982) require that the declaration of a condominium, and any amendments thereto, be recorded in the municipal land evidence records. The New Act does not require that the bylaws be recorded and neither act requires any rules referenced in the declaration or bylaws, or amendments thereto, be recorded in municipal land evidence records. The recording of condominium bylaws, and rules and regulations referred to in the declaration or bylaws, will help to prevent confusion, maintain transparency and legal compliance, and aid in effective governance within the community association. Additionally, if further amendments are necessary, it will allow the Association to track changes over time. This change would also be applicable to the Old Act.

Our organization SUPPORTS the passage of House Bill 7867 which seeks to amend the Rhode Island Condominium Act. We respectfully request and encourage Passage of this bill. We are happy to provide further information to the Committee regarding the bill.

Respectfully Submitted,

Cristie A. Hanaway