



**INDEPENDENT INSURANCE
AGENTS of RHODE ISLAND**

March 4, 2025

Testimony to the House Committee on Corporations

Re: 2025 HB 5156 SUPPORT and 5330 OPPOSE: AN ACT RELATING TO PROPERTY -- CONDOMINIUM LAW. This Act provides that the "meetings" requirements from 34-36.1-3.08 will permit, if authorized in the declaration or bylaws, remote participation for condominium meetings.

This testimony is delivered on behalf of the Independent Insurance Agents of Rhode in SUPPORT of House Bill 5156 and in OPPOSITION to House Bill 5330 both of which seek to revise the meeting provisions of the Rhode Island Condominium Act.

The recommended changes to RIGL 34-36.1-3.08 proposed in HB 5156 would modernize the statute to specifically allow electronic notice of meetings to Unit Owners *if authorized in the declaration and bylaws*. It would further provide that, *if authorized in the declaration or bylaws*, all association meetings could be conducted *entirely or partially by remote means*. Finally it provides that, *again if authorized in the declaration or bylaws*, the executive board may provide that at any meeting unit owners have the right to be counted in order to establish a quorum and to communicate with all other unit owners participating and to vote at the association meeting using remote means that support image, voice and data transfer over digital networks or telephone circuits. The notice of meeting will be required to identify the remote platform being used and provide the necessary access information to allow unit owners to participate.

Although House Bill 5330 seeks to accomplish similar goals, it narrows the options provided to the Associations. For instance, it does not provide for notice of meetings to be sent "electronically if authorized in the declaration or bylaws". Similarly, it is missing important language included in House Bill 5156 regarding quorum and voting; it further provides that, if authorized by the declaration or bylaws, meetings can take place "entirely remotely" removing the hybrid option allowed in 5156; and finally, it fails to specify detailed notice requirements for notice to unit owners such as remote platform and necessary access information.

Associations have historically been challenged to meet quorum requirements at their Unit Owner meetings. This is especially true in Rhode Island where many units are seasonal for "snowbirds." Passage of House Bill 5156 will likely increase attendance, assist Associations in meeting quorum requirements, and result in better informed unit owners. This change would also be applicable to the Old Act.

Our organization SUPPORTS the passage of House Bill 5156 and OPPOSES House Bill 5330 which seek to amend the Rhode Island Condominium Act. We respectfully request and encourage Passage House Bill 5156. If requested, we are happy to provide further information to the Committee regarding the bill.

Respectfully Submitted,

Cristie A. Hanaway