

Rhode Island Condominium Association, INC.

Voice of the R.I Condo Community Since 1993

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TO: House Corporation Committee Members

FROM: Raymond Harrison, Esq.
President of RICA Inc.

DATE: March 24, 2026

RE: TESTIMONY - OBJECTION TO H7411

Dear Committee Members:

RICA is a Rhode Island nonprofit corporation that advocates on behalf of all condominium associations in our state. It has been the voice of the Rhode Island condominium community since 1993.

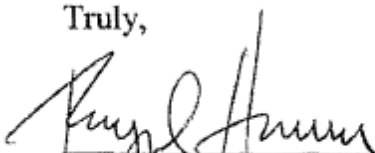
Objection to H7411 - 34-36.1-4.09. Resale of units.

RICA objects to this bill because it would impose an unreasonable financial burden on condominium associations and their property managers by limiting payment of no more than \$25 for a re-issued resale certificate. On the face of the bill is an itemization of 12 separate categories of information that must be disclosed. Resale certificates must be customized for each association. There is no one-size-fits-all resale certificate.

Preparing and issuing resale certificates within 10 calendar days of a request not only requires significant services from association and management personnel but also may require expenditures for professional services. Disclosures of active litigation against associations and health and building codes violations require attorney services that associations must pay for.

RICA respectfully requests that the committee should hold this bill because \$25 doesn't go very far these days and would cause associations and property managers to lose money for providing a service mandated by law. Thank you.

Truly,



Raymond Harrison, Esq.
President of RICA Inc.