

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 25, 2026

RE: TESTIMONY IN FAVOR OF H7609

Dear Committee Members:

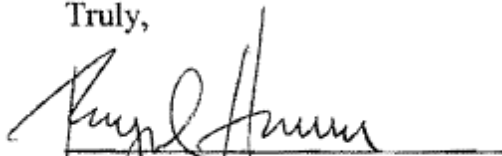
RICA is a Rhode Island nonprofit corporation that advocates on behalf of all condominium associations in our state. It has been the voice of the Rhode Island condominium community since 1993.

Support of H7609 - RIGL 34-36.1-3.22 Reserve Study & Reserve Account.

This bill would require associations to obtain and comply with reserve studies, reviewed and recommended by an architect or engineer. A reserve study identifies specific common element components that will need to be repaired or replaced in the future. A reserve study also estimates the future necessary expenses for repair and replacement, which are broken down to a monthly dollar amount per unit in an association budget. With this approach, the money should be in a reserve account when the time comes, for example, to replace roofs, siding, roadway and parking area asphalt surfaces. Associations with no reserve study and underfunded reserve accounts cause big problems for unit owners, who would benefit from the enactment of this legislation.

RICA respectfully requests that the committee recommend passage of the bill. Thank you.

Truly,



Raymond Harrison, Esq.
President of RICA Inc.