



Executive Office of Housing
State of Rhode Island
One Capitol Hill, 3rd Floor
Providence, RI 02908

March 26, 2026

The Honorable Representative Joseph J. Solomon, Jr., Chair
House Corporations Committee
Rhode Island State House
Providence, Rhode Island 02903

Re: H 7853

Dear Chair Solomon:

The Executive Office of Housing (“EOH”) appreciates the opportunity to submit comments of respectful opposition to House Bill 7853, which would require EOH to develop an informational brochure for prospective condominium buyers highlighting the key aspects of condominium ownership and factors potential owners may want to consider in making a decision. Additionally, this bill would require EOH to coordinate a central depository of information regarding condominium associations and to employ personnel to investigate complaints related to condominium associations and to provide mediation services. EOH does not have the resources to implement these requirements and would suggest deferring consideration of any new requirements until after a condominium commission is established, as proposed in House Bill 8008.

Condominiums - both market-rate and affordable - are an important component of our *Housing 2030* goals. Rhode Island’s housing deficit impacts households across the income spectrum. Competition for homes of every type – from single-family homes on large lots to small condominiums – drives up prices for everyone, with the most severe consequences for lower-income residents. Condominiums present an opportunity to expand the supply of both naturally occurring and deed-restricted affordable housing. Given our reliance on this housing type to achieve our *Housing 2030* goals, it is essential to clearly understand the rights and responsibilities of both unit owners and condominium board members. Condominium management is highly complex and may impact how unit owners and condominium members understand and exercise their rights and responsibilities. EOH understands unexpected repairs

may lead to increases to condominium association fees. However, this fee increase could disproportionately impact individuals who own deed restricted units because their limited incomes make them more sensitive to any increase to their housing costs. For this reason, EOH welcomes the opportunity to serve on and participate in the newly proposed commission to better understand the complexities of condominiums and engage in discussions to develop solutions to existing challenges.

We appreciate the opportunity to provide comments and welcome the chance to continue working with the Speaker, the Committee, and bill sponsors as these proposals move forward.

Sincerely,

Margaret Ivatts

Margaret Ivatts, Chief of Staff, Under Delegated Authority for
Deborah J. Goddard, Secretary of Housing

CC: The Honorable Members of the House Corporations Committee
The Honorable June Speakman
Nicole McCarty, Esquire, Chief Legal Counsel to the Speaker of the House
Lynne Urbani, Director of House Policy