

# Levy&BlackmanLLP

March 26, 2026

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

RE: House Bill 8808 - Statement of Support  
House Bill 7411 - Statement of Opposition  
House Bill 7609 - Statement of Opposition  
House Bill 7854 - Statement of Opposition

Dear Chairman Solomon:

I have been a practicing attorney for nearly 30 years. A considerable amount of my practice is concentrated in the area of condominium law.

I write to express support for **H8088** to form of a Special Legislative Commission to Study Current Condominium Law. I write to express opposition to the other proposed legislative measures at least until the proposed Commission completes its work.

The Rhode Island Condominium Act of 1982 is a "second generation" that was originally a uniform law adopted by the National Conference of Commissioners on Uniform State Laws (NCCUSL, now USLC) in 1980. The Uniform Condominium Act was drafted as one coherent whole, incorporating many consumer protections to prevent developer abuses that prior legislation did not address. The original Commissioner's Comments are invaluable interpretive tools for practitioners and courts. Although the 1982 Act was a great step forward from our 1963 "first generation" statute, time and experience has shown many areas deserving attention --- particularly in the relationship between unit owners and their associations after the period of declarant control. Since 1980 the NCCUSL has introduced several revisions to the Uniform Act, beginning with a "third generation" statute in 1982 known as the Uniform Common Interest Ownership Act (UCIOA), and subsequent revisions in 1994, 2008, 2014, and 2021. Those revisions are likewise accompanied by comments that are valuable guides as to each revised section's purpose and meaning and their interrelation to other sections.

In recent years, the Rhode Island Condominium Act has been amended with increasing frequency. Many of these amendments have led to litigation. However, Rhode Island's statute is beginning to stray from its original design and has not kept up with the NCCUSL's periodic recommendations.

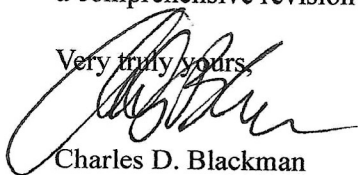
I support the formation of Special Legislative Commission to Study Current Condominium Law because a lot has been learned in the 46 years since the NCCUSL's adoption of the Uniform Condominium Act in 1980. A comprehensive review of the Rhode Island Condominium Act is timely and warranted, if not overdue.

However, I oppose the addition of further amendments at least until the proposed Commission completes its work and this Committee has the benefit of its findings and conclusions. With respect to specific bills, I oppose:

- **H7411** (relating to fees charged for resale certificates). This is an example of a measure that might be studied by the proposed Commission.
- **H7609** (relating to reserve studies). Every condominium is different and the needs of every condominium are different. Reserve studies can be valuable planning and budgeting tools. However, they can also be expensive and unnecessary, depending on the needs of each particular condominium community. My view is that each condominium community should be allowed to decide for itself whether a reserved study is necessary or desirable and whether the cost is justified by the benefit.
- **H7854** (relating to open meetings, records access, audits). These are other areas that would greatly benefit from the formation of a Legislative Commission. The 2021 revision to UCIOA substantially expands upon existing law with respect to meetings and unit owner participation, along with comments and explanation. Records access under existing § 34-36.1-3.18 could benefit from clarification but might also be informed by the 2021 UCIOA revisions and the existing law of business corporations. Of course, under existing law, all of the proposals embodied in H7854 can be incorporated by individual condominiums in their bylaws.

In sum, the NCCUSL has devoted substantial attention to the area of community association law over the past five decades and provided a roadmap. Rhode Island law has not kept up. I believe that Rhode Island's condominium laws would be strengthened by taking due time to consider the lessons over the past 46 years since the adoption of the Rhode Island Condominium Act and then move forward to toward a comprehensive revision rather than through further piecemeal amendments.

Very truly yours,

A handwritten signature in black ink, appearing to read 'C. Blackman', written over the typed name.

Charles D. Blackman