



**Department of Business Regulation  
Office of the Director**

1511 Pontiac Avenue, Cranston, RI 02920  
P: 401.462.9552 • F: 401.462.9532  
TTY: 711 • [www.DBR.RI.gov](http://www.DBR.RI.gov)



March 26, 2026

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

RE: H7874 – An Act Relating to Property – Oversight and Regulation of Management Committees

Dear Chairperson Solomon:

I am writing on behalf of the Department of Business Regulation (DBR) to assist the Committee with consideration of H7874. This bill creates a new chapter requiring DBR to register and regulate condominium management committees, which per R.I. Gen. Laws § 34-36-3(11) are responsible for and authorized to make and enforce all rules and regulations covering the operation and maintenance of condominium properties. The bill would require DBR to investigate complaints and take enforcement against management committees.

The Department does not regulate condominiums or private disputes and rights between condominium owners and condominium management. Adjudication of private property disputes and rights is a function of the courts, not an administrative agency. Furthermore, implementing a new registration program would require at least one (1) new chief level division SME/manager and one (1) new legal counsel (estimated cost, including benefits, is \$250,000 per FTE, totaling \$500,000) to implement. There would also be some IT costs to create a new credential in the licensing database. Implementation would require time for such IT work, promulgating any necessary regulations, and hiring and training of new FTEs. We would suggest January 1, 2028.

Perhaps the intent of the legislation to clarify the duties of the management committees could be enacted without a new registration, but with minor amendments to the existing Condominium Acts in Chapters 34-36 (pre-1982) and 34-36.1 (post-1982). For example, these Acts already contain substantially similar record keeping laws to the proposed § 34-36.2-6 in § 34-36-17 and § 34-36.1-3.18.

We would be happy to meet with the Committee and/or sponsors to discuss this further. Please do not hesitate to contact me at [Elizabeth.dwyer@dbr.ri.gov](mailto:Elizabeth.dwyer@dbr.ri.gov) or 401.462.9615 (office) or 401.578.6653 (mobile) with any questions or for additional information.

Thank you for your consideration of our position on this proposed legislation.

Sincerely,

Elizabeth Kelleher Dwyer, Esquire  
Director, Department of Business Regulation

cc: Honorable Members of the House Committee on Corporations  
Honorable Terri Cortvriend  
Nicole McCarty, Esq., Chief Legal Counsel to the Speaker of  
the House