



March 26, 2026

The Honorable Joseph Solomon  
Chair, House Corporations Committee  
Rhode Island State House  
Providence, Rhode Island 02903

Re: House Joint Resolution 8008

Dear Chair Solomon, First Vice Chair O'Brien, Second Vice Chair Caldwell, and Distinguished Committee Members,

The Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) is pleased to support House Joint Resolution 8008, *Joint Resolution Creating a Special Legislative Commission to Study Condominium Law and Provide Recommendations for Improvements to Transparency, Accountability and Ongoing Affordability*. This legislation creates a 16-member commission to study current condominium law and provide recommendations for improvements, and report back their findings to the General Assembly by December 31, 2027, and would expire on March 15, 2028.

Condominiums play an important role in expanding homeownership opportunities, whether they are market rate or deed-restricted homes. Yet our state’s condominium statute has not undergone comprehensive review in decades, despite significant changes in the housing market, homeowners association management practices, and consumer needs.

House Joint Resolution 8008 directs the commission to examine key areas that directly influence the stability and accessibility of condominium ownership, including:

- Uniform condominium laws used in other states
- Barriers to transparency and accessibility within current RI condominium law
- Challenges that affect cost containment and long-term affordability
- Consideration of unique needs for low- and moderate-income units
- Best practices for owner education and conflict resolution
- Potential resources to support condominium associations and owners

Condominiums are one of the most attainable forms of homeownership for many Rhode Islanders. By establishing this commission, the General Assembly is taking a thoughtful and data-driven approach that will bring Rhode Island’s condominium law into alignment with national standards and the needs of current and future homeowners. We believe this bill, in conjunction with the other bills in the Speaker’s housing package, will continue the General Assembly’s work to resolve the housing

crisis by improving access to affordable homes. For these reasons, we support House Joint Resolution 8008.

Sincerely,

A handwritten signature in black ink that reads "Carol Ventura". The signature is fluid and cursive, with the first name "Carol" and last name "Ventura" clearly distinguishable.

Carol Ventura  
Executive Director, RIHousing