

March 22, 2024

House Judiciary Committee  
Rhode Island State House  
Providence, RI 02903

Re: **Suggested Amendment** to House Bill 7304.

Dear Chair Craven and Members of the Judiciary Committee,

Please accept this letter regarding House Bill 7304.

Our organization does not oppose this legislation and has spoken with Rep. Stewart regarding her intent to impose new notice requirements on rent increases for residential tenancy. Rep. Stewart has made clear that the bill is not targeting assisted living facilities or congregate care settings, where fees include services that go beyond a person's living space, including meals, activities, and the provision of care or assistance.

We have suggested underlined language below to be included in the bill starting on page 2, line 5 as follows:

~~(a)~~(b) Prior to an increase in rent being imposed by a landlord for a residential tenancy, **excluding an independent living facility, assisted living facility, or congregate care facility**, notice of the increase shall be given in writing to any tenant by a landlord at least ~~thirty (30)~~ ninety (90) days prior to the effective date of the increase.

~~(b)~~(c) A landlord **of a residential tenancy, excluding an independent living facility, assisted living facility, or congregate care facility**, ~~must~~ shall give at least one hundred twenty (120) ~~sixty (60)~~ days notice to month to month tenants over the age of sixty-two (62) years, before raising the rent.

This is a straightforward amendment that would make clear that assisted living facilities are not the target for the proposed new notice requirements. We appreciate the Judiciary Committee's consideration of this request.