



March 18, 2025

The Honorable Rep. Craven

Committee on House Judiciary

82 Smith Street,

Providence, Rhode Island 02903

RE: H.5675 & H.5674 --- RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Dear Chairman and Committee Members:

The Rhode Island Association of REALTORS®, Inc. (RIAR), which is comprised of real estate brokers, salespeople, appraisers and affiliated professionals, who are some of your constituents, oppose H.5675 & H.5674, which prohibits landlords and property owners from asking for criminal records, legal status, and other background checks.

Property owners currently have the right to ask for any background checks, whether it is legal status, criminal history, or credit scores, to use as a reference on the applicant. Any elimination of this would be a direct violation of private property rights and poises safety concerns for the property owners and tenants

Similarly, the landlord should and continue to have the right to inquire about an applicant's legal status. In this case, landlord and property owner would be subjected to legal consequences by local, state, and federal authorities such as fines and imprisonment. Especially under the current administration, we urge our members to abide by state and federal laws and regulations for their own safety. This would be a violation of federal law that could lead to federal prosecution, as any federal law or regulation overrides state laws, and contradicting and invalidating section c, which states ***"nothing in this section shall prohibit a landlord from: complying with any legal obligation under federal law"***.



Rhode Island Association of REALTORS® & State-Wide MLS

While understanding the good intentions, we recognize and caution the unintended consequences these bills have, however, we remain in support of private property rights and are concerned about the state's jurisdiction. For these reasons, RIAR asks the committee to oppose these two bills.

Respectfully Submitted,

Trevor J. Chasse
Advocacy Manager
Rhode Island Association of REALTORS®
