



NEW ENGLAND CHAPTER BACKCOUNTRY HUNTERS & ANGLERS

March 18, 2026

To Chairwoman McEntee and the members of the House Judiciary Committee

Re: BHA Support for RI - 2026 – H8110 – Real Estate Disclosures – Shoreline Property

Backcountry Hunters & Anglers (BHA) seeks to ensure North America's outdoor heritage of hunting and fishing in a natural setting. Our members consider protecting access to public lands and waters a top priority, recognizing that access is one of the most important factors to our participation in, and the perpetuation of, our outdoor traditions.

With these things in mind, **BHA urges the Committee to support H8110**, which seeks to require that landlords leasing shoreline real estate provide renters with a disclosure acknowledging the public's rights and privileges of the shore pursuant to § 46-23-26, and other information relevant to shoreline public access like designated rights-of-way nearby or on the property.

Over the last several years the RI General Assembly has expended considerable effort to update RI's shoreline access laws, including clarifying where, exactly, the 'privileges of the shore' outlined in RI's Constitution are protected. For the past 40 or so years this boundary occurred at the unidentifiable 'mean high tide line' as defined in the RI Supreme Court case *State v. Ibbison*. In 2023, the General Assembly enacted § 46-23-26, which implemented a clear, identifiable boundary based on the most recent high tide.

H8110 builds on the legislation passed in 2024, which implemented disclosure requirements to proactively educate coastal property buyers on RI's current shoreline access laws at the point of transaction. If enacted, H8110 would continue the State's efforts by requiring that visitors renting property on RI's shoreline are provided with a similar disclosure. This change would ensure that renters are not taken advantage of, either because landlords and/or real estate agents aren't aware of the recent change in laws, or because they attempt to disingenuously profit by marketing exclusivity beyond what RI's Constitution allows, and what renters will realistically enjoy after the transaction (i.e. selling 'private beaches').

H8110 will not diminish the current value of real estate, nor will it make it more difficult to market to renters. All that the bill seeks to do is ensure all parties involved in shoreline real estate transactions understand and disclose the current laws and other relevant information. Respectfully, **BHA urges the Committee, and ultimately the RI General Assembly, to support H8110.**

Thank you for your consideration,

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