

Option 1

It is enacted by the General Assembly as follows:

SECTION 1. Chapter 34-18 of the General Laws entitled "Residential Landlord and Tenant Act" is hereby amended by adding thereto the following section:

34-18-63. Receipt for cash payment of rent.

- (a) A landlord shall provide a receipt to any tenant that makes a rental payment in cash, at the time the payment is received. The receipt shall accurately indicate the amount of the payment, the purpose of the payment, when the payment was received, the printed or typed names of both the landlord and tenant, who accepted the payment, and any amount of rent still due and owing under the rental agreement.
- (b) If a landlord, or an agent of a landlord authorized to receive rent, fails to receive cash payment for rent within 10 days of the date specified in a lease agreement, such landlord or agent shall promptly deliver to the tenant a written notice stating the failure to receive such rent payment. The failure of a landlord, or any agent of the landlord authorized to receive rent, to provide a tenant with a written notice of the non-payment of rent may be used as an affirmative defense by such tenant in an eviction proceeding based on the non-payment of rent.

SECTION 2. This act shall take effect upon passage.

H-8386

Franz Rep. Cruz

Check or money order