



SPECIAL LEGISLATIVE COMMISSION TO
STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND
CLARIFY THE “RESIDENTIAL LANDLORD
AND TENANT ACT”

FINAL REPORT

May 19, 2025

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Commission Members

- **Honorable Christopher K. Smith - Chair – Rhode Island Superior Court Justice**
- **Representative David Morales – Vice Chair - D–District 7, Providence**
- **Representative David J. Place – R–District 47, Burrillville, Gloucester**
- **Representative Mary Ann Shallcross Smith – D–District 46, Lincoln, Pawtucket**
- **Honorable Francis X. Flaherty – Retired Rhode Island Supreme Court Justice**
- **Mr. Daniel Denvir, Reclaim RI**
- **Mr. Gregory Weiss, Broadway Real Estate Group, LLC**
- **Mr. Jeff Dana, Esquire, City Solicitor, City of Providence**
- **Ms. Shannon Elizabeth Weinstein, RentProv Realty**
- **Mr. Steve Conti, Esquire, Landlord Tenant Attorney**
- **Ms. Julie Finn, Executive Director, Warwick Housing Authority**

Dear Speaker Shekarchi:

I am pleased to provide you with the findings and recommendations of the Special Legislative Commission to Study and Provide Recommendations to Update and Clarify the “Residential Landlord and Tenant Act” (the “*Commission*”).

The Commission consisted of eleven (11) members and included several dedicated professionals from the community with knowledge and experience on landlord and tenant rights and responsibilities in Rhode Island.

The Commission was convened to make a comprehensive study and provide recommendations to update and clarify the current Residential Landlord Tenant Act.

Accordingly, the Commission heard related testimony, and studied written testimony, from the following sources that provided various perspectives regarding the aforementioned issue: tenants and tenant organizers, landlords and a landlord organization, the Rhode Island Building Commissioner, Rhode Island Commission for Human Rights, Rhode Island Department of Health, as well as, the Rhode Island Attorney General’s Office. Finally, Rhode Island Legal Services, Rhode Island Center for Justice, property management, and academia in social services.

This final report is a culmination of six (6) meetings that began in September, 2024 and ended in May, 2025. It contains information presented by various witnesses who testified before the Commission, as well as presentations made, which the Commission has studied.

I would like to express my gratitude to all members of the Commission for their willingness to take part in this process, and we appreciate the investment of the time and talent that they graciously provided.

Sincerely,



Judge Christopher K. Smith
Chair

Commission Findings

Based on the testimony and information presented to the Commission, the Commission makes the following findings:

1. In October 2024, the Rhode Island Department of Housing released an “Updated” Landlord Tenant Handbook in October 2024. The handbook is a written guide for consumers, using neutral language, relating to the rights and duties of landlords and tenants that is formatted in a way that it can be easy to use and understand. This Handbook will be actively updated on a biannual basis and translated into multiple languages.
2. In October 2024 the Rhode Island Public Expenditure Council (RIPEC) produced the RIPEC Housing Report that concentrates on housing policies, public expenditures, and challenges in the state (“Report”). According to the Report approximately 150,000 (1/3 of all households) Rhode Islanders are cost-burdened, spending over 30% of their income on housing. Further, a gap of approximately 25,000 affordable units were identified and housing costs have risen significantly, with the current median home price around \$500,000. The Report identifies that Rhode Island has a tight rental market with a vacancy rate of (3.7%) while the national average is (6.6%).
3. According to Dr. Molly Richard, Boston University’s Center for Innovation in Social Science, nationally there is an increase in corporate and investor owned rental housing with that, there are higher eviction rates, more rapid rent increases and greater use of miscellaneous fees. It is the opinion of Dr. Richard, landlords are thus becoming less responsive to tenant’s needs. Landlord tenant issues can contribute to homelessness if not addressed. Dr. Richard stated in the past 5yrs homelessness has doubled in RI. (approx. 2,500 as of Jan. 2024; 600 of which are unsheltered) and that a \$100 increase in median rent is associated with a 9% increase in total homelessness nationally. (GAO, 2020). Dr. Richard suggests improving housing stability through renter protections including rent stabilization.¹ It is also the opinion of Dr. Richard, that just cause eviction protections help renters stay in their home by preventing arbitrary, unfair, or retaliatory evictions. Dr. Richard’s data has shown that just cause eviction has met its goal of decreased eviction filings², lower rates of outmigration³, and has a direct impact on migrating displacement.⁴ Dr. Richard explained that

¹ Merritt, B., & Farnworth, M. D. (2020). *State Landlord–Tenant Policy and Eviction Rates in Majority-Minority Neighborhoods*. *Housing Policy Debate*, 31(3–5), 562–581)

² Cuéllar, J. (2019). *Effect of “just cause” eviction ordinances on eviction in four California cities*. *Journal of Public & International Affairs*, 30,4.

³ Hwang, J., Zhang, I., Jeon, J. S., Chapple, K., Greenberg, J., & Shrimali, B. 2022. “*Research Brief: Who Benefits from Tenant Protections? The Effects of Rent Stabilization and Just Cause for Evictions on Residential Mobility in the Bay Area.*”

⁴ Chapple, K., Loukaitou-Sideris, A., Miller, A., & Zeger, C. (2023). *The role of local housing policies in preventing displacement: A literature review*. *Journal of Planning Literature*, 38(2), 200-214.)

there is no published research to demonstrate a direct impact between these protections and discouraging new housing development.⁵

4. Chief Legal Counsel for the Rhode Island Human Rights Commission, Lauren Hill, confirmed that last year, the Commission took in 383 cases overall. 76% of those cases were related to disability, of those 13% related to disability with housing, primarily associated with assistance animals.
5. According to the Rhode Island Building Code Commissioner, James Cambio, 2024 legislation created the Office of the Commissioner within the State Building Office which is responsible for code adoption, certification of building officials and inspectors, as well as, uniform code enforcement within the State. Mr. Cambio believes that the code adoption and uniform code enforcement piece will help significantly with the landlord tenant code enforcement. Mr. Cambio suggests additional legislation should be considered that would allow the use of a database analogous to e- permitting on Open Gov portal, that could be used to collect, track, and provide reports related to rental property in Rhode Island, streamline tenant complaints under the State Building Code, transmit tenant complaints to local municipalities, as well as the ability to monitor for resolution and provide follow-up.
6. According to David Caldwell, a Contractor, Developer and Past President of the Rhode Island Builders Association, the State, can take direct action by utilizing its resources to assist landlords and tenants. Mr. Caldwell suggests the State consider the use of a public developer, additional execution of code enforcement provisions, and recommends the use of the Open Gov Portal (now used for building permit applications) to document and track minimum code violations. In Mr. Caldwell's opinion, Rhode Island has a lack of supply issue, not a lack of regulations.
7. Tenants and Tenant Organization, Reclaim RI, assert:
 - That current landlord tenant laws are not properly enforced and that the lack of government oversight results in the disadvantaged treatment of tenants,
 - That tenants should be entitled to consumer protection laws,
 - That pre-filing mediation should be mandatory prior to eviction,
 - That Rhode Island should allow proactive rent withholding for substandard conditions by landlords,
 - That Rhode Island should adopt a "just cause" eviction model, and
 - That Rhode Island should implement "automatic sealings" on eviction records with no limit, when a judgment is satisfied; when a case is dismissed; when a retaliation is found to have occurred; and when substandard conditions are found to have existed.

⁵ University of Minnesota and Loyola University Maryland, 2025 working paper -Shwartz, Goetz, Card & Davis)

8. RI Center for Justice and RI Legal Services (Legal Counsel for Tenants Rights), asserts:
 - Rhode Island law should make a revision to a 60-day period to vacate a property to be consistent with the recently enacted law regarding the notice requirement for a rent increase (120 days for people 62yrs and older.),
 - That Rhode Island should implement “just cause laws” for ending a tenancy,
 - That landlords should be required to automatically provide a receipt for rent paid in cash and upon request for other forms of payment,
 - That a tenant should have the ability to withhold rent in accordance with provisions of the Model Landlord Tenant Act after giving notice to the landlord,
 - That the Repair and Deduct provision should be equal to one month’s rent, and
 - That “eviction defense is an investment in the future and serves as a homelessness prevention mechanism” therefore, there should be a right to counsel for anyone facing eviction.

9. Allison Fonseca, Policy and Legislative Counsel, RI Attorney General’s Office and Keith Hoffman, Chief of Policy, RI Attorney General’s Office assert:
 - The Statewide Rental Registry is designed to protect children and does not impose any new lead mitigation requirements on landlords. The law was passed more than 18 months ago, and was reaffirmed by the General Assembly last session. The registry is meant to serve as the enforcement arm of the Lead Hazard Mitigation Act that was passed in 2002.
 - For over 20 years landlords have been required to maintain certificates of lead conformance under the Lead Hazard Mitigation Act of 2002. In her opinion, this is sufficient time where we cannot now make carve outs for specific groups (only children under 6yrs old and pregnant woman) and only require inspection and compliance of those units.
 - That the Rhode Island Attorney General contends that tenants are consumers and therefore deserve the same rights and protections of other consumers.
 - That there are no new or additional lead mitigation requirements being imposed on landlords.

10. David Johnston, Esquire, Landlord asserts;
 - There is a need to unify how landlords are required to serve tenants in any action and Tack on Service should be permitted for all evictions,
 - That landlords should be given the flexibility to collect first and last month’s rent as well as security deposit,
 - That Rhode Island law should permit alternative payment for security deposits so that payment of first and last month’s rent as well as security deposit will not be such a huge financial burden to a tenant upfront. This could be a bond, installment payments, or insurance policies, and
 - That there needs to be a review of current statutes and guidelines to ensure there are appropriate enforcement provisions.

11. Justin Mann, Stonelink Management asserts that:

- 80% of evictions are related to non-payment (RI Housing),
- That there are approx. 161,721 renter households in Rhode Island (Eviction Lab, Princeton University),
- That rent has increased approximately 18% in the last 10 years (RI Housing),
- That it is estimated that the average hourly wage in Rhode Island is \$24.77. That's against the national average of \$22.33 (Bureau of Labor Statistics),
- That “just cause eviction” laws only assist less than 10% of tenants but in turn could result in: reduced rental market flexibility (San Francisco, CA); decreased housing supply (Santa Monica, CA)⁶ (Toronto, Canada)⁷ ; rent increases (New York City, NY)⁸ , increased administrative and legal costs (Cambridge, MA)⁹ , reduced property maintenance (Oakland, CA [reluctance to improve properties if eviction rules prevent addressing tenant caused issues]); and reduced incentive for new development (Seattle, WA [developers avoid rental housing due to complex tenant protections]).
- The studies suggest that rental control laws cause the same concerns (St. Paul, MN)¹⁰(Buenos Aires, Argentina);¹¹,
- That from 2021 to 2023, there was a 56% increase in Providence property taxes,
- That in 2023, there was an average 25% increase in owner’s property insurance with similar projections for 2024 and in 2023, there was a 23% average increase in utilities. That these increases impact both landlords and tenants, and

⁶ *The High Cost of Rent Control*, National Multifamily Housing Council, <https://www.nmhc.org/news/articles/the-high-cost-of-rent-control/> [8% rental supply drop in Santa Monica and 14% drop in Berkeley CA]

⁷ *The Unintended Consequences of Rent Control – Canadian Market Study* – [“The reality is that unregulated housing markets build more. In fact, the average annual completions as a percent of 2016 housing stock in regulated vs unregulated markets was 1.44% vs 2.08%, respectively, and equates to 44% more housing delivered in unregulated markets.” https://www.albertalord.org/uploads/5/0/6/1/50612327/the_unintended_consequences_of_rent_control.pdf

⁸ *Rent Control Effects San Francisco/Los Angeles*– National Multifamily Housing Council – Multiple studies cited in summary impacting multiple municipalities nationwide, <https://housingtoolkit.nmhc.org/>

⁹ *Id.*

¹⁰ *Impact of Rent Control on Housing Investment in Minneapolis & St. Paul* CBRE MINNEAPOLIS MULTIFAMILY January 2023 <https://www.ballardspahr.com/-/jssmedia/Main/Articles/Rent-Control-Analysis> [St. Paul case study by HUD [property values fell 6-7%; higher income tenants benefit most from rental control]

¹¹ *Argentina Scrapped Its Rent Controls. Now the Market Is Thriving.* – WSJ - By Ryan DubéFollow and Silvina Frydlewsky / Photographs by Irina Werning for WSJ. Updated Sept. 24, 2024, [Buenos Aires, Argentina repealed rent control policy, average rental prices went down by 40% and supply increased by 140%]

- That there are already state and local regulations that would address many of the concerns expressed by tenants they just need to be enforced.

12. Adam Rose, Esquire, Rhode Island Coalition for Housing Providers asserts:

- Since 2021, 12 pro-tenant laws have passed including:
 1. Source of Income protection (requires landlords to work w/Section 8 vouchers or other lawful income source)
 2. Landlords are required to maintain a certain level of liability insurance
 3. Increased timeline for non-payment eviction cases
 4. Tenants can seal eviction records once every 5yrs
 5. Tenants have no application fee
 6. Tenants can deduct up to \$500 from rent for certain repairs
 7. A new landlord/tenant handbook was produced to be updated annually
 8. Rental registry for all landlords
 9. Lead registry for pre-1978 property
 10. Landlord is no longer able to evict a tenant if the landlord is not compliant with the state lead law
 11. A tenant is able to place their rent with the State Registry if a unit is not compliant with the State lead law
 12. The State is now able to collect fees and costs from landlords, including treble damages, whenever a rental unit is not in compliance with State lead law
- In 2024, the Rhode Island Coalition for Housing Providers worked collaboratively with the legislators who sponsored tenant legislation on compliance as well as passed 3 additional bills:
 1. Creates smooth and timely procedure in the event of the death of one tenant
 2. Requires landlord to provide tenant with a disclosure of all fees that may apply in their rental agreement, and
 3. Doubled the notice requirement for rent increases.
- The Coalition suggests:
 - reasonable modifications so that tenants are not incentivized to remain in non-compliant rental units.
 - reasonable modifications to the lead law to focus on the most vulnerable populations.
 - regulation of the access to and use of artificial intelligence by state agencies to aggregate and disseminate data for the rental registry.
 - clarification on ESA (emotional support animals) legislation to create protections for those that truly need an ESA and limit the abuse of those that do not qualify for true assistance animals.
 - enactment of squatter protection legislation that would allow the landlord to call the police and not have to proceed with the eviction process.

- allowing flexibility to a landlord on whether to collect first, last month and security deposit.
- harmonizing the summons process for both types of eviction proceedings.
- creating an appeal bond that would protect against the abuse and unnecessary abuse in the Court system.
- The Coalition is not in favor of “just cause” eviction or rent control legislation.
- Landlord, Cesar Pascual testified that rent control would destroy small landlords and “just cause” eviction could be devastating.

Commission Recommendations

Based on the testimony and information presented to the Commission, and given the varied nature of the Commission's findings, the Commission makes the following suggested recommendations by agreement of the full Commission:

1. The General Assembly may consider enacting legislation that would:
 - Allow for the "sealing" of eviction records when a case is dismissed for either a defective complaint and/or lack of jurisdiction of the court. The sealing of an eviction record under this circumstance would **not** be counted when considering a tenant's eligibility to request the sealing of one (1) eviction record in five (5) years as set forth in RIGL §34-18-60.

2. The General Assembly may consider enacting legislation that would:
 - Allow for the "sealing" of any minor named in an eviction proceeding. The sealing of an eviction record under this circumstance would **not** be counted when considering a tenant's eligibility to request the sealing of one (1) eviction record in five (5) years as set forth in RIGL §34-18-60.
 - Allow for an individual between the ages of 18yrs old -21yrs old, who has a familial relationship with the tenant, to be *eligible* for the "sealing" of an eviction record, upon request. The intent is to consider individuals that did not sign the lease and continue to live with family or came back to live with the family for a short time. The sealing of an eviction record under this circumstance would **not** be counted when considering a tenant's eligibility to request the sealing of one (1) eviction record in five (5) years as set forth in RIGL §34-18-60.

3. The General Assembly may consider enacting legislation that would:
 - Require landlords to provide a receipt, without delay, when a rental payment is received in cash.

4. The General Assembly may consider enacting legislation that would:
 - Allow for the continuation of existing legal services for tenants in eviction proceedings subject to availability of funds and income guidelines, as well as, consider financial aid and wrap around services to tenants.

5. The General Assembly may consider the development of a model form to document tenant repairs made in accordance with RIGL §34-18-30.

6. Allow for the “sealing” of eviction records when a tenant prevails however, not before an appeal has expired. The sealing of an eviction record under this circumstance would **not** be counted when considering a tenant’s eligibility to request the sealing of one (1) eviction record in five (5) years as set forth in RIGL §34-18-60.

The following suggestions are *not* the recommendations of the full Commission but of the respective parties.

The *tenant organization* makes the following suggested recommendation:

1. The General Assembly may consider enacting legislation that would:
 - Establish a process for “just cause” eviction.

Appendix A – Enabling Resolution

(See attached)

- 2024 – H 8368

2024 -- H 8368

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LC006269
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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2024

HOUSE RESOLUTION

CREATING A SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE "RESIDENTIAL LANDLORD
AND TENANT ACT"

Introduced By: Representatives Morales, Blazejewski, Chippendale, Cruz, and Stewart

Date Introduced: June 14, 2024

Referred To: House read and passed

1 WHEREAS, Rental agreements are verbal or written contracts between landlords and
2 tenants; and

3 WHEREAS, In Rhode Island, the rights and responsibilities of the landlord-tenant
4 relationship is based on Rhode Island General Law (RIGL) Chapter 34-18, entitled the
5 "Residential Landlord and Tenant Act"; and

6 WHEREAS, Understanding the intricacies of landlord-tenant interactions can be
7 complex, as both sides frequently encounter a range of obstacles. Multiple landlord tenant
8 disputes have arisen including housing discrimination, maintenance dilemmas, late payments,
9 termination of tenancy, and security deposits, to name but a few; and

10 WHEREAS, The need to examine, simplify, clarify, and modernize legal language
11 relating to the rights and obligations of landlords and tenants in dwelling unit rental situations has
12 become a growing concern to many Rhode Islanders; now, therefore be it

13 RESOLVED, That a special legislative commission be and the same is hereby created
14 consisting of eleven (11) members: all of whom shall be appointed by the Speaker of the House,
15 three (3) of whom shall be members of the House of Representatives, two (2) from the Majority
16 Party, and one from the Minority Party, and one of whom shall be a retired Judge.

17 In lieu of any appointment of a member of the legislature to a legislative study
18 commission, or any commission created by a General Assembly resolution, the appointing
19 authority may appoint a member of the general public to serve in lieu of a legislator.

1 The purpose of said commission shall be to make a comprehensive study and provide
2 recommendations to update and clarify the "Residential Landlord and Tenant Act" and any
3 additional issues the commission deems necessary to address pertaining to the landlord-tenant
4 relationship.

5 Forthwith upon passage of this resolution, the members of the commission shall meet at
6 the call of the Speaker of the House and organize and shall select a chairperson.

7 Vacancies in said commission shall be filled in like manner as the original appointment.

8 The membership of said commission shall receive no compensation for their services.

9 All departments and agencies of the state shall furnish such advice and information,
10 documentary and otherwise, to said commission and its agents as is deemed necessary or
11 desirable by the commission to facilitate the purposes of this resolution.

12 The Speaker of the House is hereby authorized and directed to provide suitable quarters
13 for said commission; and be it further

14 RESOLVED, That the commission shall report its findings and recommendations to the
15 House of Representatives no later than May 5, 2025, and said commission shall expire on June 5,
16 2025.

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LC006269
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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
HOUSE RESOLUTION
CREATING A SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE "RESIDENTIAL LANDLORD
AND TENANT ACT"

- 1 This resolution would create an eleven (11) member special legislative study commission
- 2 whose purpose it would be make a comprehensive study and provide recommendations to update
- 3 and clarify the "Residential Landlord and Tenant Act", and who would report back to the House
- 4 no later than May 5, 2025, and whose life would expire on June 5, 2025.

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Appendix B - Meeting Agendas and Presentations

- **September 5, 2024**
 - Agenda (See attached)
- **October 2, 2024**
 - Agenda (See attached)
 - Rhode Island Department of Housing Presentation (Online)
- **November 14, 2024**
 - Agenda (See attached)
 - Rhode Island Legal Services/RI Center for Justice Presentation
 - Reclaim RI Presentation
 - David Johnson, Esquire, Landlord Presentation
 - Justin Mann, Stonelink Management Presentation (Online)
 - David Caldwell, Developer and Contractor
- **December 5, 2024**
 - Agenda (See attached)
 - Rhode Island Commission for Human Rights (Online)
 - Rhode Island State Building Code Commissioner (Online)
 - Rhode Island Attorney General's Office
 - Rhode Island Department of Health (Online)
- **January 16, 2025**
 - Agenda (See attached)
 - Rhode Island Public Expenditure Council (Online)
- **February 24, 2025**
 - Agenda (See attached)
 - Adam Rose, Esquire (Online)
 - Cesar Pasqual (Online)
 - Dr. Molly Richard (Online)
- **May 19, 2025**
 - Agenda (See attached)

**SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE
“RESIDENTIAL LANDLORD AND TENANT ACT”**

NOTICE OF MEETING

DATE: Thursday, September 5, 2024

TIME: 3:30 P.M.

PLACE: Room 135 - State House

AGENDA:

- I. Call Meeting to Order
- II. Election of Chair
- III. Introduction of Members
- IV. Discuss Enabling Resolution
- V. Next meeting date
- VI. Adjournment

No Public Testimony will be accepted at this meeting.

COMMISSION INFORMATION

For information on commissions, [CLICK HERE](#).

If you have any questions, please contact Christy B. Durant, Esq at cdurant@rilegislature.gov or at 401-222-7845.

ACCOMMODATIONS

The General Assembly strives to make the legislative process accessible to all. Anyone needing an accommodation to attend or testify at a commission meeting, contact Stacy Custer at scuster@rilegislature.gov or 401-222-7904 at least 48 hours in advance of the scheduled meeting.

TELEVISION AND LIVESTREAMING

The meeting may be televised by Capitol Television on Cox Communications, channels 15 and 61 for high definition; i3 Broadband (formerly Full Channel) on 15; and Verizon, on channel 34. Livestreaming is available at <https://capitolvri.cablecast.tv>

POSTED: TUESDAY, AUGUST 27, 2024, 2:15 P.M.

**SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE
“RESIDENTIAL LANDLORD AND TENANT ACT”**

NOTICE OF MEETING

DATE: Wednesday, October 2, 2024

TIME: 3:30 P.M.

PLACE: Room 135 - State House

AGENDA:

- I. Call Meeting to Order
- II. Discussion of 2024 *Draft* Landlord Tenant Handbook
 - *Dan Connors, Interim Secretary of Rhode Island Department of Housing and Nick Freeman, Senior Policy Advisor for Rhode Island Department of Housing*
- III. Discussion of review process for Landlord and Tenant Act
- IV. Review of presentation suggestion for November
- V. Next meeting date – 11/14/24
- VI. Adjournment

No Public Testimony will be accepted at this meeting.

COMMISSION INFORMATION

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POSTED: FRIDAY, SEPTEMBER 27, 2024, 12:45 P.M.

**SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE
“RESIDENTIAL LANDLORD AND TENANT ACT”**

NOTICE OF MEETING

DATE: Thursday, November 14, 2024

TIME: 3:30 P.M.

PLACE: Room 135 - State House

AGENDA:

- I. Call Meeting to Order
- II. Statement by the Chair
- III. Nomination and Election of Vice Chair
- IV. Panel Presentation of Tenant Experience in Rhode Island
 - *Jennifer Wood, Executive Director, Rhode Island Center for Justice*
 - *Steve Flores, Esq., Director of Litigation & Director, Housing Law Center, Rhode Island Legal Services, Inc.*
 - *Katie Barrington, Housing Navigator, Rhode Island Legal Services*
 - *James Field, Tenant Organizer, Reclaim RI*
- V. Panel Discussion of Landlord Experience in Rhode Island
 - *David Johnston, Esquire, Law Offices of David Johnston*
 - *Justin Mann, Stonelink Property Management*
 - *David Caldwell, Caldwell Realty*
- VI. Discussion and Questions
- VII. Next meeting date – Thursday, December 5, 2024
- VIII. Adjournment

No Public Testimony will be accepted at this meeting.

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POSTED: TUESDAY, NOVEMBER 12, 2024, 3:10 P.M.

**SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE
“RESIDENTIAL LANDLORD AND TENANT ACT”**

NOTICE OF MEETING

DATE: Thursday, December 5, 2024

TIME: 3:30 P.M.

PLACE: Room 135 - State House

AGENDA:

- I. Call Meeting to Order
- II. Statement by the Chair
- III. Rhode Island’s Fair Housing Laws
 - *Lauren E. Hill, Chief Legal Counsel, Rhode Island Commission for Human Rights*
- IV. Code Enforcement
 - *James P. Cambio, CBO, State Building Code Commissioner*
- V. Lead Enforcement and Registry
 - *Rhode Island Attorney General’s Office*
 - *Neil Hytinen and Judah Boulet, Rhode Island Department of Health*
- VI. Discussion and Questions
- VII. Next meeting date – Thursday, January 16, 2025
- VIII. Adjournment

No Public Testimony will be accepted at this meeting.

COMMISSION INFORMATION

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POSTED: MONDAY, DECEMBER 2, 2024, 2:35 P.M.

**SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE
“RESIDENTIAL LANDLORD AND TENANT ACT”**

NOTICE OF MEETING

DATE: Thursday, January 16, 2025

TIME: 3:30 P.M.

PLACE: Room 135 - State House

AGENDA:

- I. Call Meeting to Order
- II. Statement by the Chair
- III. Report from Rhode Island Public Expenditure Council
“Housing Policy in Rhode Island - Analyzing Recent Investments”
 - *Michael DiBiase – President and CEO, RIPEC*
 - *Jeffrey Hamill – Principal Author, RIPEC*
- IV. Discussion and Questions
- V. Next Meeting Date – February 24, 2025
- VI. Adjournment.

No Public Testimony will be accepted at this meeting.

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TELEVISION AND LIVESTREAMING

The meeting may be televised by Capitol Television on Cox Communications, channels 15 and 61 for high definition; i3 Broadband (formerly Full Channel) on 15; and Verizon, on channel 34. Livestreaming is available at <https://capitoltvri.cablecast.tv>

POSTED: WEDNESDAY, DECEMBER 18, 2024, 1:45 P.M.

**SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE
"RESIDENTIAL LANDLORD AND TENANT ACT"**

NOTICE OF MEETING

DATE: Monday, February 24, 2025
TIME: 3:30 P.M.
PLACE: Room 135 – State House

AGENDA:

- I. Call Meeting to Order
- II. Statement by the Chair
- III. Panel Presentation of New Information on Landlord Experience in Rhode Island
 - *Adam Rose, Esquire, Rhode Island Coalition of Housing Providers*
 - *Cesar Pascual, Landlord*
- IV. Panel Presentation of New Information on Tenant Experience in Rhode Island
 - *Dr. Molly Richards, Boston University's Center for Innovation in Social Science*
- V. Discussion and Questions
- VI. Next Meeting Date – March 10, 2025
- VII. Adjournment.

No Public Testimony will be accepted at this meeting.

COMMISSION INFORMATION

For information on commissions, [CLICK HERE](#).

If you have any questions please contact Christy B. Durant, Esq at 401-222-7845 or cdurant@rilegislature.gov

ACCOMMODATIONS

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POSTED: FRIDAY, FEBRUARY 21, 2025, 9:00 A.M.

**SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE
RECOMMENDATIONS TO UPDATE AND CLARIFY THE
"RESIDENTIAL LANDLORD AND TENANT ACT"**

NOTICE OF MEETING

DATE: Monday, May 19, 2025
TIME: 3:30 P.M.
PLACE: Room 135 – State House

AGENDA:

- I. Call Meeting to Order
- II. Statement by the Chair
- III. Review of Final Commission Findings and Recommendations
- IV. Adjournment

No Public Testimony will be accepted at this meeting.

COMMISSION INFORMATION

For information on commissions, [CLICK HERE](#).

If you have any questions please contact Christy B. Durant, Esq at 401-222-7845 or cdurant@rilegislature.gov

ACCOMMODATIONS

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POSTED: THURSDAY, MAY 15, 2025, 8:00 P.M.

Appendix C - Written Testimony and Material

These documents have been posted in the Landlord Tenant Commission section of the Commission tab of the State of Rhode Island General Assembly website:

<https://www.rilegislature.gov/Pages/Default.aspx>

Presentations

1. Updated Rhode Island Landlord Tenant Handbook (10.02.24, RI Department of Housing)
2. Landlord Tenant Panel: Fostering Fair Solutions (11.14.24, Justin Main)
3. Rhode Island Housing and Maintenance Code (12.05.24, James Cambio)
4. Rhode Island Rental Registry (12.05.24, RI Department of Health)
5. Rhode Island Commission on Human Rights (12.05.24, Lauren Hill)
6. Rhode Island Public Expenditure Council, Housing Policy in RI (01.16.25, RIPEC)
7. RI Center for Justice Memorandum (01.22.25, Jen Wood, Esq)
8. Rhode Island Coalition for Housing Providers (02.24.25, Adam Rose, Esq)
9. Letter Cesar Pascual (02.24.25, Cesar Pascual)
10. Research on the Need for & Impacts of Just Cause Eviction Policies (02.24.25, Dr. Molly Richard)

Research and Written Materials

1. Research on Eviction Defense, Cost Benefit Study, Los Angeles Study (11.14.24)
2. Research on Eviction Defense, Cost Benefit Study, Baltimore Study (11.14.24)
3. Research on Eviction Defense, Cost Benefit Study, Philadelphia Study (11.14.24)
4. Research on Just Cause Eviction, Fact Sheet (11.14.24)
5. Research on Just Cause Eviction, Talking Points (11.14.24)
6. Handout, Protected Categories, Rhode Island Commission for Human Rights (12.05.24)
7. Rent Control Coalition Letter to FHFA (03.04.25)
8. Research by NAHB, Resolution on Rent Control (03.04.25)
9. Research, The Effect of Rent Control on New Housing Supply, Bay Area Case Study (NAHB, 03.04.25)
10. Research by NAHB, Spotlights the Unintended Consequences of Rent Control (03.25.25)
11. Research, Journal of Housing Economics, Rent Control Effects through the lens of empirical research: An almost complete review of the literature (03.25.25)
12. Letter from Edinaldo Tebaldi PhD Bryant University (04.02.25)
13. Letter from Lenette C. Forry-Menard Esq, Champion Advocacy Assoc (04.02.25)