
SENATE COMMITTEE ON HOUSING & MUNICIPAL GOVERNMENT

PROPOSED SUB A FOR S-2073 HAS BEEN ADDED

NOTICE OF MEETING

DATE: Thursday, May 7, 2026

TIME: Rise of the Senate

PLACE: Room 212 - State House

SCHEDULED FOR ADVICE AND CONSENT

Appointment of John Mackay (Reresentative of Volunteer Fire Chief) VICE Jeffrey Muto to the Rhode Island Fire Safety Code Board of Appeal & Review for a term expiring March 1, 2030.

SCHEDULED FOR CONSIDERATION

Senate Bill No. [2073](#)

BY Bell

ENTITLED, AN ACT RELATING TO TAXATION -- PROPERTY SUBJECT TO TAXATION {LC3970/1} (Exempts from taxation the real and tangible personal property of Community MusicWorks located in the city of Providence.)

01/16/2026 Introduced, referred to Senate Housing and Municipal Government

02/27/2026 Scheduled for hearing and/or consideration

03/05/2026 Committee recommended measure be held for further study

05/01/2026 Scheduled for consideration

SCHEDULED FOR HEARING AND/OR CONSIDERATION

Senate Bill No. [3161](#)

BY Bissaillon

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC6211/1} (Authorizes municipalities, through ordinance, to require private real property owners to obtain a license to operate a dwelling unit as student housing.)

03/27/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2262](#)

BY Raptakis, Rogers, de la Cruz

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC3956/1} (Requires effective January 1, 2027, that upon the execution of a lease agreement for a mobile and manufactured homes in a mobile and manufactured home park, a complete copy of the lease be provided to the tenant within ten (10) days of execution.)

01/23/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2266](#)

BY Mack, Kallman, Euer, Gu, Murray, Bissaillon, Famiglietti, Lauria, DiMario

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC4268/1} (Prohibits the use of algorithmic pricing by landlords to determine the amount of rent to charge a residential tenant.)

01/23/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2267](#)

BY Mack, Kallman, Gu

ENTITLED, AN ACT RELATING TO HEALTH AND SAFETY -- BED BUGS IN RESIDENTIAL PREMISES ACT {LC3384/1} (Spells out the responsibilities of both the landlord and tenant with respect to the inspection and treatment of bed bugs in residential premises.)

01/23/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2271](#)

BY Mack, Kallman

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC3399/1} (Limits rent increases to no more than 4% annually unless the landlord is granted an exemption by secretary of housing, and provides tenants with civil action to recover damages, including award of attorneys' fees and punitive damages, for any violations.)

01/23/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2579](#)

BY Bissaillon, Mack

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC4825/1} (Increases the notification time about rent increases and termination of tenancy for month-to-month tenants.)

02/13/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2901](#)

BY Mack, DiMario, Kallman, Bissaillon

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- HOUSING MAINTENANCE AND OCCUPANCY CODE {LC3415/1} (Allows for a tenant to withhold payment of rent and deposit the rent accruing into an escrow bearing account, upon the issuance of a second notice of violation by an enforcing officer for any state or local minimum housing code enforcement agency.)

03/04/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [3157](#)

BY Mack

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC6153/1} (Creates a model form for tenants to notify landlord of intent to make repairs to their property and deduct costs from the rent.)

03/27/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [3158](#)

BY Mack, LaMountain

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC6155/1} (Requires landlords to provide a receipt upon receiving a cash payment for rent from a tenant.)

03/27/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [3241](#)

BY DiMario

ENTITLED, AN ACT AUTHORIZING THE TOWN OF NARRAGANSETT TO FINANCE THE EQUIPPING, EXPANSION, IMPROVEMENT AND RENOVATION OF FIRE STATIONS IN THE TOWN OF NARRAGANSETT AND TO ISSUE NOT MORE THAN \$3,000,000 BONDS AND NOTES THEREFOR {LC6415/1} (Authorizes the town of Narragansett to issue up to \$3,000,000 in bonds and notes to finance the equipping, expansion, improvement and renovation of fire stations in the town.)

05/01/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [3242](#)

BY Gu

ENTITLED, AN ACT AUTHORIZING THE CHARIHO REGIONAL SCHOOL DISTRICT TO FINANCE THE CONSTRUCTION, FURNISHING AND EQUIPPING OF AN ELEMENTARY SCHOOL SERVING THE TOWNS OF CHARLESTOWN, RICHMOND AND HOPKINTON, CONSISTING OF ONE OR MORE BUILDINGS ON A SINGLE CAMPUS, AND IMPROVEMENTS AT THE SWITCH ROAD CAMPUS INCLUDING, BUT NOT LIMITED TO, COSTS OF LAND ACQUISITION, DEMOLITION, DESIGN, HEALTH AND SAFETY PROJECTS, PLAYGROUNDS, LANDSCAPING, PAVING, AND ALL EXPENSES INCIDENTAL THERETO, BY THE ISSUANCE OF NOT MORE THAN \$116,000,000 BONDS AND/OR NOTES THEREFOR, SUBJECT TO APPROVAL OF STATE HOUSING AID AT A REIMBURSEMENT RATE OR STATE SHARE RATIO OF NOT LESS THAN 61% AT THE TIME OF ISSUANCE, WHICH RATE OR RATIO MAY INCREASE TO 65% AT PROJECT COMPLETION {LC6408/1} (Authorizes the Chariho Regional School District to finance the construction, furnishing and equipping of an elementary school and to issue not more than \$116,000,000 bonds and/or notes.)

05/01/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

Senate Bill No. [3243](#)

(by request)

BY Ujifusa

ENTITLED, AN ACT AUTHORIZING THE TOWN OF PORTSMOUTH TO ISSUE NOT TO EXCEED \$41,000,000 GENERAL OBLIGATION BONDS, NOTES AND OTHER EVIDENCES OF INDEBTEDNESS TO FINANCE THE CONSTRUCTION, ADDITIONS, RENOVATION, IMPROVEMENT, ALTERATION, REPAIR, FURNISHING AND EQUIPPING OF SCHOOLS AND SCHOOL FACILITIES THROUGHOUT THE TOWN {LC6382/1} (Authorizes the Town of Portsmouth to issue bonds and notes in amount not exceeding \$41,000,000 to finance construction, additions, renovation, improvement, alteration, repair, furnishing and equipping of schools and school facilities throughout the town.)

05/01/2026 Introduced, referred to Senate Housing and Municipal Government

05/01/2026 Scheduled for hearing and/or consideration

PROPOSED SUBSTITUTE

Senate Bill No. [2073 SUB A](#)

{LC3970/A/1}

TESTIMONY SUBMITTAL

*Written Testimony must be submitted prior to 3:00 PM on Thursday, May 7, 2026, in order for it to be provided to the members of the committee at the hearing and to be included in the meeting records.

IMPORTANT NOTICE

Written testimony sent to the Senate and House is posted to this website. Do not submit any information that you do not want available to the public. Once written testimony is posted to the General Assembly website, submitted documents may be viewable via internet search engines.

TELEVISION AND LIVESTREAM INFORMATION

The meeting will be televised by Capitol Television on: Cox Communications, channels 15 and 61 for high definition; i3Broadband (Formerly Full Channel) on 15; and Verizon, on channel 34. Senate committee hearings may also air on Channel 75 for Cox Subscribers. Livestreaming is available at <https://capitolvri.cablecast.tv>

Alex Rocha

Committee Clerk

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POSTED: FRIDAY, MAY 1, 2026, 2:20 PM

PROPOSED SUBSTITUTE: WEDNESDAY, MAY 6, 2026, 4:33 PM