



Rhode Island Association of REALTORS® & State-Wide MLS

March 24, 2026  
The Hon. Senator Jacob Bissaillon  
Senate Municipal Government and Housing Committee  
82 Smith Street  
Providence, Rhode Island 02903

**RE: SB.2122-- AN ACT RELATING TO BUSINESSES AND PROFESSIONS  
-- REAL ESTATE SALES DISCLOSURES**

Dear Chairperson and Committee Members:

On behalf of the Rhode Island Association of REALTORS® (RIAR), we respectfully submit this testimony in opposition of SB. 2122. RIAR represents more than 5,900 licensed real estate professionals who list, sell, lease, manage, and appraise residential and commercial real estate to make Rhode Island a better place to call home.

While the intent of the bill, to improve transparency and better inform buyers, is commendable, the legislation as drafted imposes new requirements that may create unintended burdens, increase transaction costs, and complicate the homebuying process without clear evidence of proportional benefit.

First, the added complexity may disproportionately impact small-scale sellers, including homeowners selling their primary residence. Unlike large developers or institutional sellers, these individuals may lack the financial resources or technical understanding to comply confidently with expanded disclosure expectations. This could discourage market participation or lead to over-disclosure as a defensive measure, reducing the clarity and usefulness of the forms for buyers.

Secondly, buyers already have the right, and are strongly encouraged, to conduct independent inspections, including energy audits if desired. It is important to preserve this distinction to avoid shifting responsibility in ways that could lead to disputes or litigation. While promoting energy efficiency is an important policy goal, including these within real estate disclosure law may not be the most effective or targeted approach.

For these reasons, the Rhode Island Association of REALTORS® respectfully urges the Committee to oppose SB.2122. Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Trevor J. Chasse".

Trevor J. Chasse  
Director, Government Affairs