



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

## **RE: S2269- AN ACT RELATING TO NOTICE OF VIOLATIONS**

Dear Chairperson and Committee Members:

On behalf of the Rhode Island Association of REALTORS® (RIAR), we respectfully submit this testimony in support of S2269. 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.

RIAR supports policies that improve communication, strengthen compliance, and promote fair and predictable housing enforcement.

### **Establishes Clear, Consistent Notice to All Affected Parties**

S2269 strengthens Rhode Island's housing code enforcement process by ensuring that tenants receive timely notice of violations affecting their residence.

Key benefits include:

- Ensures tenants are informed of conditions that may impact health, safety, or habitability.
- Clarifies timelines for correction and enforcement actions.
- Creates a more transparent process for all parties.

In practice, tenants are often unaware of violations until conditions worsen or enforcement escalates. Providing direct notice helps prevent that breakdown. Clear, consistent notice reduces confusion, minimizes disputes, and supports more efficient compliance.

### **Drives Faster Resolution of Code Violations**

By expanding notice requirements, S2269 encourages faster and more coordinated responses to identified issues.

- Tenants can take appropriate steps when they are aware of violations
- Property owners benefit from clearer expectations and accountability
- Municipal enforcement becomes more effective with better-informed stakeholders

This coordinated approach can help reduce prolonged violations and improve overall housing conditions.

### **Reinforces Due Process Through Full Notice**

S2269 ensures that all affected parties are aware of enforcement actions and potential hearings.

- Tenants receive notice of hearings related to violations impacting their unit
- Property owners maintain the ability to correct violations within established timeframes
- The process remains structured, predictable, and consistent across municipalities

## **Balances Tenant Awareness with Property Owner Rights**

S2269 establishes clear notice without expanding substantive obligations or altering existing enforcement timelines.

- Maintains existing timelines for correction of violations.
- Preserves established enforcement procedures and appeal rights.
- Focuses on timely notification rather than additional regulatory burden.

This measured approach improves outcomes without creating unnecessary complexity.

## **Promotes Proactive Compliance and Property Maintenance**

Improved transparency can lead to more proactive property maintenance and disclosure.

- Property owners and managers are incentivized to address issues promptly.
- Tenants are better positioned to cooperate in facilitating repairs.
- Reduces misunderstandings that can escalate into disputes or enforcement actions.

Better-informed stakeholders contribute to more stable and well-maintained housing.

## **Conclusion**

S2269 represents a practical and targeted improvement to Rhode Island's housing code enforcement process by ensuring that tenants are informed of violations and related proceedings that directly affect their homes. By strengthening notice among tenants, property owners, and municipalities, the bill supports timely resolution of violations while reinforcing clear expectations and accountability.

Importantly, it achieves these goals without imposing new substantive burdens on property owners or altering existing enforcement frameworks.

For these reasons, the Rhode Island Association of REALTORS® respectfully urges the Committee to support S2269.

Thank you for your time and consideration.

Respectfully submitted,



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Rhode Island Association of REALTORS®