



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

RE: S2423- AN ACT RELATING TO UNIVERSAL ELECTRONIC PERMITTING

Dear Chairperson and Committee Members:

On behalf of the Rhode Island Association of REALTORS® (RIAR), we respectfully submit this testimony in support of S2423. 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 promote efficiency, consistency, and transparency in the development and permitting process to support housing production and economic activity statewide.

Establishes a Uniform, Statewide Electronic Permitting Framework

S2423 creates a consistent, statewide electronic permitting system that modernizes how construction and development approvals are submitted, reviewed, and issued across Rhode Island.

Key benefits include:

- Streamlines end-to-end permitting workflows, from application submission through final approval
- Reduces processing delays and administrative burden by replacing fragmented, paper-based systems
- Expands equitable access to permitting tools for applicants across all municipalities

A unified electronic platform, S2423 reduces uncertainty, improves coordination, and enables property owners, developers, and municipalities to navigate the permitting process with greater speed, clarity, and predictability.

Ensures Consistent Building Code Interpretation and Enforcement Statewide

S2423 directs the state building commissioner to align and standardize how building codes are interpreted and enforced across all municipalities.

- Mitigates inconsistent application of building codes, ensuring similar projects are treated consistently statewide.
- Provides clearer expectations for property owners, contractors, and developers.
- Limits delays and redesign costs caused by conflicting local interpretations.

By promoting uniformity, S2423 creates a more stable and predictable regulatory environment that supports efficient project planning, timely approvals, and increased housing development and investment.

Delivers Transparency and Real-Time Visibility in the Permitting Process

By implementing a centralized electronic platform, S2423 provides clear, real-time insight into the status of permit applications, reviews, and inspections.

- Enables real-time tracking of applications, approvals, and project milestones.

- Strengthens communication and coordination between applicants and reviewing authorities.
- Minimizes uncertainty that can delay construction timelines.

Greater transparency improves accountability, streamlines project management, and helps ensure that development projects move forward efficiently and on schedule.

Advances Housing Production and Strengthens Economic Activity

Delays and inefficiencies in the permitting process directly constrain housing supply, increase development costs, and create uncertainty for investment.

- Accelerates project timelines for residential and commercial development.
- Lowers carrying and financing costs associated with prolonged approvals.
- Incentivizes investment in new housing and redevelopment opportunities.

This is a targeted, practical step toward increasing housing supply and reducing development barriers statewide.

Balances Statewide Consistency with Local Control

S2423 establishes a uniform statewide framework for electronic permitting while ensuring coordinated implementation with municipalities.

- Preserves local authority over permitting decisions and inspections.
- Facilitates state-level support and coordination to promote consistency across jurisdictions.
- Secures a structured transition to electronic permitting.

This approach delivers greater efficiency and consistency while maintaining meaningful local control over land use and development decisions.

Conclusion

S2423 represents a meaningful step toward modernizing Rhode Island's permitting system by promoting consistency, transparency, and efficiency across municipalities. By streamlining processes and reducing delays, the bill supports housing production, economic development, and a more predictable regulatory environment.

For these reasons, the Rhode Island Association of REALTORS® respectfully urges the Committee to support S2423.

Thank you for your time and consideration.

Respectfully submitted,



Trevor J. Chasse
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Rhode Island Association of REALTORS®