

H. Philip West Jr.

April 2, 2026

The Honorable Jacob Bissaillon, Chair
SENATE COMMITTEE ON HOUSING AND MUNICIPAL GOVERNMENT
Support 26-S 2692

Thank you, Chair Bissaillon and members of the Senate Committee on Housing and Municipal Government for considering 26-S 2692 by Senators Bissaillon, Burke, and McKenney. This legislation would help condo owners understand the structural and financial challenges many grapple with under the state's current law.

My name is H. Philip West Jr. Age is slowing me down, and I've stopped serving as volunteer lobbyist for the Village Common of Rhode Island. I submit this testimony only as a private citizen. I regret not being able to testify in person today.

Nine years ago, my wife and I downsized from a large two-family home on the South Side of Providence to a cozy condominium just north of the Providence line in Pawtucket. Our unit is one of ten built as a single block in 2005, beautifully designed and perfect for us.

Like many other condo developments across Rhode Island, our condominium association relied on an overstressed executive board that would have functioned more effectively if it were subject to the mandates envisioned in 2692:

- (1) requiring a periodic professional inspections of common elements to help identify necessary repairs and safety risks,
- (2) skilled assessments of maintaining and replacing structural components,
- (3) establishment of a separate reserve account for structural repairs, and
- (4) transparency in sharing these data with owners.

When we raised questions about these matters, we encountered defensive reactions from hard-working officers who were working diligently and without pay for the association.

Over several years, we met owners in neighboring associations who reported more difficult experiences, some with bitter conflicts between neighbors. We also saw news about structural failures from the Surfside collapse in Florida to Canterbury Village in North Providence. These difficulties might have been avoided if condominium associations were required to operate transparently and professionally, as would be required under 2692.

Without attempting to blame condo officers or management companies, it seems clear that Rhode Island should move forward with legal requirements like those envisioned in 2692 for condominium associations.

I urge you to recommend 2692 for passage by the full Senate.

Sincerely,



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