

H. Philip West Jr.

April 2, 2026

The Honorable Jacob Bissaillon, Chair  
SENATE COMMITTEE ON HOUSING AND MUNICIPAL GOVERNMENT  
**Support 26-S 2906**

Thank you, Chair Bissaillon and members of the Senate Committee on Housing and Municipal Government for considering 26-S 2906 by Senators Valverde, Kallman, DiMario, Gu, Bissaillon, Quezada, and Mack.

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 as a private citizen.

Nine years ago, my wife and I downsized from a large two-family home on the South Side of Providence to a cozy condominium in Pawtucket just north of the Providence line. Our unit is one of ten built as a row 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. The association's by-laws were confusing and sometimes sparked conflict.

Senator Valverde's legislation would create a sixteen-member commission to study Rhode Island's outdated condominium laws, which have not undergone comprehensive review in several decades. The commission's proposed membership would bring together an array of experience and expertise.

I believe the kind of comprehensive commission study Senator Valverde proposes will: (1) identify gaps in how associations communicate with and are held accountable to unit owners, (2) show how disagreements over maintenance costs and capital needs disrupt operations, (3) clarify procedures that may increase financial accountability, (4) improve safety for residents, and (5) lessen conflicts between unit owners.

Senator Valverde's proposed study commission can make a valuable difference for thousands of condominium owners. I respectfully urge the Senate Housing and Municipal Government Committee to recommend 26-S **2906** for passage by the full Senate.

Sincerely,



H. Philip West Jr