

2024 -- H 7961

LC005422

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2024

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Cruz, Morales, Potter, Stewart, Ajello, Kislak, Felix, and Sanchez

Date Introduced: March 05, 2024

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 34-18-22.1 of the General Laws in Chapter 34-18 entitled
2 "Residential Landlord and Tenant Act" is hereby amended to read as follows:

3 **34-18-22.1. Landlord's duty to notify tenant of violation.**

4 (a) A landlord, when cited by a state or local minimum housing code enforcement agency
5 for a housing code violation, shall, within thirty (30) days of receipt of the notice, deliver a copy of
6 the notice of violation to each residential tenant of the building affected by said violation, unless
7 within said thirty (30) day period the landlord has corrected all violations set forth in the notice of
8 violation to the satisfaction of the state or local minimum housing code enforcement agency which
9 issued the notice of violation.

10 (b) A landlord, prior to entering into any residential rental agreement, shall inform a
11 prospective tenant of any outstanding minimum housing code violations which exist on the building
12 that is the subject of the rental agreement.

13 (c) If a copy of a violation by a state or local minimum housing code enforcement agency
14 for a housing code violation is not delivered by the landlord or landlord's registered agent or
15 manager to each residential tenant of the building affected by said violation, and notice given to
16 prospective tenants as referenced in subsections (a) and (b) of this section, within thirty (30) days
17 of receipt of the notice and fail to inform a prospective tenant, a landlord shall be fined up to one
18 hundred fifty dollars (\$150) a day per unit by the local municipal enforcement agencies until said
19 notice is delivered to affected residential tenants and a prospective tenant(s).

1 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

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RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

1 This act would impose a fine up to \$150 a day per unit on a landlord for failure to deliver
2 a copy of a state or local housing code violation to each residential tenant and a notice to prospective
3 tenants of the building affected by said violation within thirty (30) days of its receipt.

4 This act would take effect upon passage.

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