

2025 -- H 5691

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2025

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A N A C T

RELATING TO STATE AFFAIRS AND GOVERNMENT -- RHODE ISLAND HOUSING
RESOURCES ACT OF 1998

Introduced By: Representatives Shanley, and Caldwell

Date Introduced: February 26, 2025

Referred To: House Municipal Government & Housing

It is enacted by the General Assembly as follows:

1 SECTION 1. Chapter 42-128 of the General Laws entitled "Rhode Island Housing
2 Resources Act of 1998" is hereby amended by adding thereto the following section:

3 **42-128-18. Comprehensive assessments required.**

4 (a) As used in this section:

5 (1) "Developer" means a person or entity that construct or builds a project.

6 (2) "Municipality" means any city or town where the project will be physically situated.

7 (3) "Project" means the building, erection, expansion or addition of any building, complex
8 or structure for intended residential use.

9 (b) A developer who proposes to develop a project to include, but not be limited to, a
10 qualified Rhode Island project, as part of any approval process which the developer is required to
11 follow at the municipal level in order to undertake and complete the project, shall submit a
12 comprehensive assessment of the project to each municipality where the proposed project shall be
13 physically located.

14 (c) The comprehensive assessment shall identify, as to the extent practical, a measure of
15 the impact of the project on municipal services and operations. The comprehensive assessment
16 shall include quantified, measured estimates of the fiscal impact of the project on a municipality's
17 schools, transportation, public safety, water supply, wastewater systems, and environmental
18 resources. The developer shall collaborate with municipal and school officials to identify potential

1 challenges and mitigation measures to the municipality if the project is approved, developed, and
2 completed.

3 (d) The cost of conducting the comprehensive assessment shall be borne by developers to
4 alleviate financial burdens on municipalities.

5 (e) Municipalities shall establish clear guidelines for the review and public disclosure of
6 assessment findings to enhance community engagement and accountability and a comprehensive
7 assessment pursuant to this section shall be deemed a public record as defined in § 38-2-2.

8 SECTION 2. This act shall take effect on July 1, 2025.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

RELATING TO STATE AFFAIRS AND GOVERNMENT -- RHODE ISLAND HOUSING
RESOURCES ACT OF 1998

1 This act would require a developer who proposes to develop a project shall, as part of any
2 approval process which the developer is required to follow at the municipal level in order to
3 undertake and complete the development, to submit a comprehensive assessment of the project to
4 each municipality where the project shall be physically located.

5 This act would take effect on July 1, 2025.

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