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LC002091  
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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 PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representative Teresa A. Tanzi

Date Introduced: March 19, 2025

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1           SECTION 1. Section 34-18-60 of the General Laws in Chapter 34-18 entitled "Residential  
2   Landlord and Tenant Act" is hereby amended to read as follows:

3           **34-18-60. Sealing and unsealing of court files.**

4           (a) Actions arising under §§ 34-18-35, 34-18-36, and 34-18-38 may be sealed by the court  
5   upon motion by any party or parties filed at least thirty (30) days after the expiration of the appeal  
6   period following the conclusion of the underlying civil action.

7           (b) In ruling on the motion to seal, the court shall grant the motion and seal the record of  
8   the civil action upon a finding that the underlying civil action was dismissed as a result of a motion  
9   to dismiss, the action was resolved by stipulation and the terms of the stipulation have been satisfied  
10   by the parties, any monetary judgment against the moving party has been satisfied in full, or the  
11   action has been dismissed for lack of prosecution ~~after a five-year (5) period~~. The court shall also  
12   make a finding that the moving party notified all parties to the underlying civil action of their  
13   motion to seal the record and that motion is the only request made under this section by the moving  
14   party ~~within the previous five (5) years~~.

15          (c) Any party to an action arising under §§ 34-18-35, 34-18-36, and 34-18-38 may file a  
16   motion to seal the record of the action upon satisfaction of the requirements set forth in subsections  
17   (a) and (b) of this section. ~~Parties requesting seal of their record under this section are limited to~~  
18   ~~one request every five (5) years.~~

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

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
A N A C T  
RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

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1           This act would remove the five-year waiting period to seal court records where a civil  
2   action was dismissed, or there was a lack of prosecution, or the matter resolved and the terms of  
3   the resolution satisfied. This act would further remove the limit of one request to seal records every  
4   five years.

5           This act would take effect upon passage.

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