

2025 -- H 6378 SUBSTITUTE A

LC002968/SUB A

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2025

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Morales, Shallcross Smith, Felix, Cruz, Potter, Stewart,
and Giraldo
Date Introduced: May 30, 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.
- 19
- (d) In ruling on a motion to seal when a civil action is dismissed for either a defective

1 complaint and/or lack of jurisdiction of the court, the court shall grant the motion and seal the
2 record, however, the sealing of an eviction record under this subsection shall not be counted when
3 considering a moving party's eligibility to request the sealing of one eviction record in five (5)
4 years as set forth in § 34-18-60.

5 (e) The court shall seal any minor named in an eviction proceeding, and electronic docket
6 entries related thereto. The sealing of an eviction record under this subsection shall not be counted
7 when considering a moving party's eligibility to request the sealing of one eviction record in five
8 (5) years as set forth in § 34-18-60.

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

=====
LC002968/SUB A
=====

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

1 This act would allow for the sealing of eviction records when a case is dismissed for reasons
2 including, but not limited to, a defective complaint and/or lack of jurisdiction of the court. It would
3 also allow for the sealing of any minor named in an eviction proceeding. The sealing of a record
4 under these circumstances would not be counted in a tenant's right to petition for the sealing of one
5 eviction record in five (5) years in accordance with § 34-18-60.

6 This act would take effect upon passage.

=====
LC002968/SUB A
=====