

**2026 -- H 7559**

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**S T A T E   O F   R H O D E   I S L A N D**

**IN GENERAL ASSEMBLY**

**JANUARY SESSION, A.D. 2026**

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**A N   A C T**

**RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT**

Introduced By: Representatives Casey, Lima, J. Brien, Phillips, Chippendale, Corvese, Costantino, Noret, and Read

Date Introduced: February 06, 2026

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1        SECTION 1. Section 34-18-58 of the General Laws in Chapter 34-18 entitled "Residential

2        Landlord and Tenant Act" is hereby amended to read as follows:

3        **34-18-58. Statewide mandatory rental registry.**

4        (a) All landlords who lease a residential property constructed prior to 1978 shall register  
5        the following information with the department of health for the sole purposes of enforcement of  
6        lead hazard mitigation laws and promotion of lead safety by the department of health:

7                (1) Names of individual landlords or any business entity responsible for leasing to a tenant  
8        under this chapter;

9                (2) An active business address, PO box, or home address;

10               (3) An active email address;

11               (4) An active telephone number that would reasonably facilitate communications with the  
12        tenant of each dwelling unit;

13               (5) Any property manager, management company, or agent for service of the property,  
14        along with the business address, or PO box, or home address of the property manager, management  
15        company, or agent and including:

16               (i) An active email address; and

17               (ii) An active telephone number, for each such person or legal entity, if applicable, for each  
18        dwelling unit; and

19               (6) Information necessary to identify each dwelling unit.

7 (c) Contingent upon available funding, the department of health, or designee, shall create  
8 a publicly accessible online database containing the information obtained in accordance with  
9 subsections (a)(1), (a)(5)(i), and (a)(5)(ii) and (b) of this section, but excluding subsections (a)(2),  
10 (a)(3), (a)(4), (a)(5), and (b) of this section, no later than nine (9) months following the effective  
11 date of this section [June 20, 2023]. The department of health shall not share the data with any other  
12 governmental agency.

16 A landlord who acquires a residential rental property constructed before 1978, or begins  
17 leasing a rental property that was constructed before 1978 to a new tenant, ~~after September 1, 2024~~,  
18 shall register the information required by subsections (a) and (b) of this section within thirty (30)  
19 days after the acquisition or lease to a tenant, whichever date is earlier. All landlords subject to the  
20 requirements of subsections (a) and (b) of this section shall, following initial registration, re-register  
21 by October 1 of each year in order to update any information required to comply with subsections  
22 (a) and (b) of this section, or to confirm that the information already supplied remains accurate.

23 (e) Any person or entity subject to subsections (a) and (b) of this section who fails to  
24 comply with the registration provision in subsection (d) of this section, shall be subject to a civil  
25 fine of at least fifty dollars (\$50.00) per month for failure to register the information required by  
26 subsection (a) of this section, or at least one hundred and twenty-five dollars (\$125) per month, for  
27 failure to register the information required by subsection (b) of this section.

28 (f) All civil penalties imposed pursuant to subsection (e) of this section shall be payable to  
29 the department of health. There is to be established a restricted receipt account to be known as the  
30 "rental registry account" which shall be a separate account within the department of health.  
31 Penalties received by the department pursuant to the terms of this section shall be deposited into  
32 the account. Monies deposited into the account shall be transferred to the department of health and  
33 shall be expended for the purpose of administering the provisions of this section or lead hazard  
34 mitigation, abatement, enforcement, or poisoning prevention. No penalties shall be levied under

1 this section prior to October 1, 2024.

2 (g) ~~Notwithstanding the provisions of § 34-18-35, a landlord or any agent of a landlord~~  
3 ~~may not commence an action to evict for nonpayment of rent in any court of competent jurisdiction,~~  
4 ~~unless, at the time the action is commenced, the landlord is in compliance with the requirements of~~  
5 ~~subsections (a), (b), and (d) of this section. A landlord must present the court with evidence of~~  
6 ~~compliance with subsections (a), (b), and (d) of this section at the time of filing an action to evict~~  
7 ~~for nonpayment of rent in order to proceed with the civil action.~~

8 (h) The department of health may commence an action for injunctive relief and additional  
9 civil penalties of up to fifty dollars (\$50.00) per violation against any landlord who repeatedly fails  
10 to comply with subsection (a) of this section. The attorney general may commence an action for  
11 injunctive relief and additional civil penalties of up to one thousand dollars (\$1,000) per violation  
12 against any landlord who repeatedly fails to comply with subsection (b) of this section. Any  
13 penalties obtained pursuant to this subsection shall be used for the purposes of lead hazard  
14 mitigation, abatement, enforcement, or poisoning prevention, or for the purpose of administering  
15 the provisions of this section. No penalties shall be levied under this section prior to October 1,  
16 2024.

17 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 require landlords to register certain information for residential properties
- 2        constructed prior to 1978 with the department of health on a statewide registry and defines which
- 3        information may be viewed on a public database.
- 4        This act would take effect upon passage.

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