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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

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A N A C T

RELATING TO PROPERTY -- OVERSIGHT AND REGULATION OF MANAGEMENT
COMMITTEES

Introduced By: Representatives Cortvriend, Speakman, and McGaw

Date Introduced: February 27, 2026

Referred To: House Corporations

It is enacted by the General Assembly as follows:

1 SECTION 1. Title 34 of the General Laws entitled "PROPERTY" is hereby amended by
2 adding thereto the following chapter:

3 CHAPTER 36.2

4 OVERSIGHT AND REGULATION OF MANAGEMENT COMMITTEES

5 **34-36.2-1. Short title.**

6 This chapter shall be known and may be cited as the “Oversight and Regulation of
7 Management Committees Act”.

8 **34-36.2-2. Applicability.**

9 This chapter shall apply to any and all management committees in existence on or after
10 July 1, 2026.

11 **34-36.2-3. Definitions.**

12 The following terms and phrases are defined as follows:

13 (1) “Annual registration” means that registration required by § 34-36.2-4.

14 (2) “Condominium project” shall be defined as provided in § 34-36-3.

15 (3) “Department” means the department of business regulation.

16 (4) “Director” means the director of the department of business regulation.

17 (5) “Management committee” shall be defined as provided in § 34-36-3.

18 (6) "Property management company" means a person or entity hired by the management

1 committee to manage operations.

2 (7) “Unit owner” shall be defined as provided in § 34-36.1-1.03.

3 **34-36.2-4. Registration of management committees.**

4 Each management committee or its property management company shall file an annual
5 registration with the department, a copy of which shall be filed with the office of land records for
6 the municipality in which the condominium project is located. The annual registration shall include:

7 (1) Names and addresses of board members;

8 (2) Name of any property management company;

9 (3) Most recent annual budget;

10 (4) Most recent reserve study, if any; and

11 (5) A listing of any and all pending litigation in which the property management company,
12 management committee, or any board member in his or her capacity as a member of the
13 management committee, is involved.

14 **34-36.2-5. Duties.**

15 (a) Members of the management committee and/or agents of the property management
16 company shall exercise the duties of good faith and loyalty in relation to unit owners.

17 (b) Members of the management committee and/or agents of the property management
18 company are prohibited from:

19 (1) Failing, within a reasonable time, to account for or remit any monies coming into its
20 possession which belong to unit owners;

21 (2) Conviction in a court of competent jurisdiction of this or any other state, of forgery,
22 embezzlement, obtaining money under false pretenses, larceny, extortion, conspiracy to defraud,
23 or other like offense or offenses;

24 (3) Improperly commingling funds in an escrow or trustee account; or

25 (4) Commingling funds of different associations.

26 **34-36.2-6. Transparency and access to records.**

27 The management committee and/or property management company shall maintain
28 accurate financial and operational records of the condominium project, and unit owners shall have
29 the right to inspect and obtain copies of records related to the condominium project.

30 **34-36.2-7. Complaints, investigations, and enforcement.**

31 (a) A unit owner may file a complaint with the department regarding violations of this
32 chapter.

33 (b) In carrying out the provisions of this chapter, the director may conduct investigations,
34 audits, or hearings as necessary; issue subpoenas; administer oaths; compel testimony; and order

1 the production of books, records, and documents.

2 (c) If any person refuses to appear, to testify or produce any book, record, paper or
3 document when so ordered, upon application of the department, a judge of the superior court may
4 make such order as may be appropriate to aid in the enforcement of this section.

5 (d) The director may issue orders, fines, or corrective directives to ensure the compliance
6 of management committees and property management companies with this chapter; provided, the
7 director shall refer matters of a criminal nature to the office of the attorney general for investigation.

8 **34-36.2-8. Rulemaking authority.**

9 The department is authorized to adopt rules and regulations necessary to implement this
10 chapter.

11 **34-36.2-9. Interpretation.**

12 The provisions of this chapter are intended to support, expand upon, and be consistent with
13 the provisions of chapter 36.1 of title 34 (“condominium law”). To the extent there are any express
14 conflicts between these chapters that cannot be resolved, the provisions of this chapter shall
15 supersede any conflicting provisions in chapter 36.1 of title 34.

16 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 -- OVERSIGHT AND REGULATION OF MANAGEMENT
COMMITTEES

- 1 This act would establish oversight of condominium management committees and property
- 2 management companies by the department of business regulation.
- 3 This act would take effect upon passage.

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