

2026 -- H 8042

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

HOUSE RESOLUTION

CREATING A SPECIAL LEGISLATIVE COMMISSION TO STUDY THE RHODE ISLAND
CONDOMINIUM ACT

Introduced By: Representatives Speakman, Carson, Boylan, Cortvriend, McGaw, Diaz,
Casey, Giraldo, Voas, and Casimiro

Date Introduced: February 27, 2026

Referred To: House Municipal Government & Housing

1 WHEREAS, The Rhode Island Condominium Act was passed in 1982 (the “Act”); and

2 WHEREAS, The Act has not been significantly amended or updated in several decades;

3 and

4 WHEREAS, Amendments may be needed to reflect the extensive development of

5 condominiums, court interpretations of the Act, and modern issues arising with the development,

6 construction, maintenance, financing, and operation of condominiums; and

7 WHEREAS, Condominium development and ownership is utilized for both commercial

8 and residential purposes, and there may be a need to provide separate requirements and

9 considerations for each; and

10 WHEREAS, Condominiums remain a significant opportunity to increase the supply of

11 housing, including both naturally occurring and deed-restricted affordable housing in the State of

12 Rhode Island; and

13 WHEREAS, It is imperative for the House to undertake a broad-based review of the Act

14 to maintain and encourage the development of condominiums as an effective housing option in

15 the state; now, therefore, be it

16 RESOLVED, That a special House legislative commission is hereby created consisting of

17 eleven (11) members, including the Secretary of the Executive Office of Housing, or designee;

18 the Executive Director of the Rhode Island League of Cities and Towns, or designee; the

19 President of the Rhode Island Builders Association, or designee; a representative of a lending

1 institution making mortgages available to individual condominium owners and loans to
2 condominium associations, appointed by the Speaker of the House; a representative of the
3 insurance industry with expertise in underwriting insurance policies for condominium owners and
4 associations, appointed by the Speaker of the House; two attorneys with expertise in
5 condominium law, appointed by the Speaker of the House; a representative of a property
6 management company with expertise in providing management services to condominium
7 associations, appointed by the Speaker of the House; two current owners of residential
8 condominiums in Rhode Island who serve on the governing boards of their respective
9 associations, appointed by the Speaker of the House; and one current owner of a commercial
10 condominium in Rhode Island who serves on the governing board of their respective association,
11 appointed by the Speaker of the House.

12 The purpose of the commission shall be to make a comprehensive study identifying
13 existing challenges within Rhode Island's current condominium law and the potential need for
14 changes and updates related to condominium development requirements, governance, and
15 management.

16 Forthwith upon passage of this resolution, the members of the commission shall meet at
17 the call of the Speaker of the House, organize, and select co-chairpersons from among the
18 legislators.

19 Vacancies in the commission shall be filled in the same manner as the original
20 appointments, and that members of the commission shall receive no compensation for their
21 services.

22 All departments and agencies of the State shall furnish such advice and information,
23 documentary and otherwise, to the commission and its agents as deemed necessary or desirable
24 by the commission to facilitate the purposes of this resolution.

25 The Speaker of the House is authorized and directed to provide suitable quarters for the
26 commission; and be it further

27 RESOLVED, That the commission shall report its findings and recommendations to the
28 General Assembly no later than December 31, 2027, and the commission shall expire on March
29 15, 2028.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
HOUSE RESOLUTION
CREATING A SPECIAL LEGISLATIVE COMMISSION TO STUDY THE RHODE ISLAND
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- 1 This resolution would create a special legislative commission to study the Rhode Island
- 2 condominium act.

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