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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 -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Morales, Sanchez, Giraldo, Cruz, Potter, Tanzi, and
Cotter

Date Introduced: February 27, 2026

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.

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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.

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