

2026 -- H 8363

LC006196

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

A N A C T

RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

Introduced By: Representative Anthony J. DeSimone

Date Introduced: March 27, 2026

Referred To: House Municipal Government & Housing

It is enacted by the General Assembly as follows:

1 SECTION 1. Chapter 45-24 of the General Laws entitled "Zoning Ordinances" is hereby  
2 amended by adding thereto the following section:

3 **45-24-78. Student housing licensing.**

4 (a) Definitions. When used in this section, the following words and phrases shall be given  
5 the following meanings:

6 (1) "Student" means an individual enrolled as an undergraduate or graduate student at any  
7 state college as defined in § 16-17.1-1 as well as any private university or college within the state.  
8 who commutes to a campus.

9 (2) "Student housing" means a dwelling unit inhabited exclusively by students.

10 (b) Authority.

11 (1) A municipality may, through ordinance, require private real property owners to obtain  
12 a license to operate a dwelling unit as student housing. An ordinance adopted pursuant to this  
13 section may include, but is not limited to:

14 (i) Annual or periodic licensing or registration requirements;

15 (ii) Inspection requirements;

16 (iii) Enforcement procedures; and

17 (iv) Administrative appeal procedures.

18 (c) Applicability.

19 (1) This section shall apply to dwelling units located within the boundaries of the

1 municipality enacting the ordinance.

2 (2) This section shall not apply to:

3 (i) Dormitories, residence halls, or other housing owned, operated, or directly controlled  
4 by an educational institution;

5 (ii) Dwelling units owned or leased by an educational institution; and

6 (iii) Dwelling units where rents are regulated under a federal, state, or local housing  
7 program limiting rent levels including, but not limited to, public housing or units rented through  
8 subsidies, vouchers or waiver programs.

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

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
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- 1           This act would authorize municipalities, through ordinance, to require private real property
- 2 owners to obtain a license to operate a dwelling unit as student housing.
- 3           This act would take effect upon passage.

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