

2026 -- S 2893

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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: Senators Thompson, Murray, Dimitri, and Patalano

Date Introduced: March 04, 2026

Referred To: Senate Housing & Municipal Government

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.

1 (b) All landlords who lease a residential property constructed prior to 1978 and that is not
2 exempt from the requirements of chapter 128.1 of title 42 (“lead hazard mitigation”) shall, in
3 addition to the requirements of subsection (a) of this section, for each dwelling unit, provide the
4 department of health with a valid certificate of conformance in accordance with chapter 128.1 of
5 title 42 (“lead hazard mitigation”) and regulations derived therefrom, or evidence sufficient to
6 demonstrate that they are exempt from the requirement to obtain a certificate of conformance.

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.

13 (d) All landlords subject to the requirements of subsections (a) and (b) of this section as of
14 September 1, 2024, shall register the information required by those subsections no later than
15 October 1, 2024.

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

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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