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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

J O I N T R E S O L U T I O N

**CREATING A SPECIAL LEGISLATIVE COMMISSION TO STUDY CURRENT
CONDOMINIUM LAW AND PROVIDE RECOMMENDATIONS FOR IMPROVEMENTS
TO TRANSPARENCY, ACCOUNTABILITY AND ONGOING AFFORDABILITY OF
CONDOMINIUMS IN RHODE ISLAND**

Introduced By: Senators Valverde, Kallman, DiMario, Gu, Bissaillon, Quezada, and
Mack

Date Introduced: March 04, 2026

Referred To: Senate Housing & Municipal Government

1 WHEREAS, Rhode Island is experiencing a serious shortage of housing for all but the
2 highest income levels; and

3 WHEREAS, Our state government is prioritizing housing development and production
4 through numerous and varied policies, incentives, and programs; and

5 WHEREAS, Condominiums represent an opportunity to greatly increase the supply of
6 both naturally occurring and deed restricted affordable housing in the State of Rhode Island; and

7 WHEREAS, Rhode Island's condominium laws have not had comprehensive review in
8 several decades; and

9 WHEREAS, Condominium management is highly complex as it is dictated by both
10 statutory and contractual obligations, which may be in tension to one another; and

11 WHEREAS, The complexity of condominiums may impact the understanding unit
12 owners and condominium board members have as to their rights and responsibilities, leading to
13 conflict and disagreement, thus ultimately impacting ownership satisfaction, the quality of life
14 within the condominium community, affordability and sustainability; and

15 WHEREAS, Rising costs of day-to-day and long-term capital needs contribute to
16 instability and unaffordability for condominium unit owners and associations alike; now,
17 therefore be it

18 RESOLVED, That a special legislative commission be and the same is hereby created

1 consisting of sixteen (16) members: three (3) of whom shall be members of the Rhode Island
2 House of Representatives, not more than two (2) from the same political party, to be appointed by
3 the Speaker of the House; three (3) of whom shall be members of the Senate, not more than two
4 (2) from the same political party, to be appointed by the President of the Senate; one of whom
5 shall be the Secretary of the Executive Office of Housing, or designee; one of whom shall be the
6 Executive Director of the Community Housing Land Trust of Rhode Island, or designee; one of
7 whom shall be the Executive Director of the Rhode Island League of Cities and Towns, or
8 designee; one of whom shall be the President of the Rhode Island Builders Association, or
9 designee; one of whom shall be a representative of a lending institution making mortgages
10 available to individual owners of condominiums and loans to condominium associations, to be
11 appointed by the Speaker of the House; one of whom shall be a representative of the insurance
12 industry who has expertise in underwriting insurance policies for condominium owners and
13 associations, to be appointed by the President of the Senate; one of whom shall be an attorney
14 with expertise in condominium law, to be appointed by the Speaker of the House after
15 consultation with the House Minority Leader; one of whom shall be a representative of a property
16 management company with expertise in providing management services to condominium
17 associations, to be appointed by the President of the Senate; one of whom shall be a current
18 owner of a condominium in the State of Rhode Island, to be appointed by the Speaker of the
19 House; and one of whom shall be a current owner of a condominium in the State of Rhode
20 Island, to be appointed by the President of the Senate.

21 In lieu of any appointment of a member of the legislature to a legislative study
22 commission, or any commission created by a General Assembly resolution, the appointing
23 authority may appoint a member of the general public to serve in lieu of a legislator.

24 The purpose of said commission shall be to make a comprehensive study identifying
25 existing challenges within Rhode Island's current condominium law and potential need for
26 changes to allow for greater participation in condominium governance, greater efficacy,
27 transparency and accountability within condominium management and improved long-term
28 affordability of condominiums for all unit owners and associations. The study shall include, but
29 not be limited to:

- 30 1. Examination of Uniform Acts from other states;
- 31 2. Identification constraints and challenges within current law that impede accessibly and
32 transparency within condominium governance;
- 33 3. Identification of constraints and challenges within the current law and general conditions
34 of the market that make cost containment and ongoing affordability challenging;

- 1 4. Consideration as to whether low- and moderate-income housing units have additional
2 affordability constraints that warrants specific consideration in condominium fee and
3 special assessment setting;
- 4 5. Examine best practices for improving purchaser understanding of condominium
5 ownership and governance;
- 6 6. Examine best practices for conflict resolution between condominium owners and
7 condominium association; and
- 8 7. Consider resources that are available or could be made available to address affordability
9 challenges within condominium associations and/or unit owners.

10 Forthwith upon passage of this resolution, the members of the commission shall meet at
11 the call of the Speaker of the House and President of the Senate and organize and shall select
12 from among the legislators, co-chairpersons.

13 Vacancies in said commission shall be filled in like manner as the original appointment.

14 The membership of said commission shall receive no compensation for their services.

15 All departments and agencies of the state shall furnish such advice and information,
16 documentary and otherwise, to said commission and its agents as is deemed necessary or
17 desirable by the commission to facilitate the purposes of this resolution.

18 The Joint Committee on Legislative Services is hereby authorized and directed to provide
19 suitable quarters for said commission; and be it further

20 RESOLVED, That the commission shall report its findings and recommendations to the
21 General Assembly no later than December 31, 2027, and said commission shall expire on March
22 15, 2028.

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