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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 PUBLIC PROPERTY AND WORKS -- MANAGEMENT AND DISPOSAL  
OF PROPERTY

Introduced By: Senator V. Susan Sosnowski

Date Introduced: March 27, 2026

Referred To: Senate Environment & Agriculture

(Dept. of Environmental Management)

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 37-7-9 of the General Laws in Chapter 37-7 entitled "Management  
2 and Disposal of Property" is hereby amended to read as follows:

3 **37-7-9. Concessions, leases, and licenses — Reports.**

4 (a) The acquiring authority, with the approval of the state properties committee, is  
5 authorized and empowered, when it shall serve the public purpose, to grant concessions in or to  
6 lease or license any land or building or structure, a part or portion of any governmental facility,  
7 public work, or public improvement for industrial or commercial purposes for a term or terms not  
8 exceeding in the aggregate in any one case twenty (20) years; provided, however, that real property,  
9 buildings, and facilities owned by the state at the Port of Galilee [in Narragansett, State Pier #9 in](#)  
10 [Newport, Chase Marina in Tiverton, and all other ports and marine facilities owned and operated](#)  
11 [by the department of environmental management](#) may be leased for a term of up to forty (40) years  
12 for commercial fishing industry-related purposes; and provided further, however, that certain real  
13 property, buildings, and facilities owned by the state located on Indian Point with a 2012 address  
14 of 25 India Street in the city of Providence may be leased for a term of up to forty (40) years for  
15 commercial, public recreation, marina, and redevelopment purposes; provided, however, that real  
16 property, buildings, and facilities owned by the department of environmental management may be  
17 leased for a term not to exceed forty (40) years for the purpose of facilitating private investment in  
18 buildings or infrastructure for public recreation, or to develop or sustain a natural resource-based

1 industry and where the useful life of the investment exceeds twenty-five (25) years; and provided  
2 further, however, that certain real properties, buildings, and facilities owned by the state in the city  
3 of Providence known as the Union Station properties, which properties have been conveyed from  
4 time to time to the state by the consolidated rail corporation and others, may be leased for a term  
5 of up to forty (40) years for office, commercial, service, transportation, or other related purposes;  
6 and provided further, however, that real property, buildings, and facilities owned by the state may  
7 be leased for a term of up to forty (40) years for the development of cogeneration projects which  
8 involve the simultaneous generation of electricity and thermal energy (steam and hot water) and  
9 for eligible renewable energy resources as defined in § 39-26-5(a)(i) through (v); and further  
10 provided, however, that in the event of a mobile home lease agreement or site lease agreement,  
11 wherein such mobile home is contiguous to a resident-owned mobile home park, the state properties  
12 committee may enter into a lease or grant concessions to or license any land or building for a period  
13 not to exceed thirty (30) years; and provided further, however, that real property, buildings, and  
14 facilities owned by the state may be leased for a term of up to ninety-nine (99) years for the  
15 development of railroad layover facilities, contingent on the lease requiring the lessee to provide  
16 commuter rail service within the state of Rhode Island, as set forth by the state; and provided  
17 further, however, that real property, buildings, and facilities owned by the state at the Quonset state  
18 airport may be leased to the United States Air Force for a term not to exceed forty (40) years for  
19 the purpose of making improvements to infrastructure thereon. All agreements, contracts, and other  
20 instruments granting concessions or leasing or licensing facilities shall contain such conditions,  
21 rules, restrictions, and regulations as the state purchasing agent shall deem suitable or necessary  
22 and shall be approved, as to substance, by the director of administration, and, as to form, by the  
23 attorney general.

24 (b) Whenever property that is subject to the provisions of this chapter is leased by the state,  
25 the lessee shall report on a semi-annual basis the amount of income revenue generated by the leased  
26 property. The report shall be made to the state properties commission and copies shall be provided  
27 to both the house and senate fiscal staffs and the governor. These requirements shall be contained  
28 in the lease between the lessor and the lessee with approval of the state properties committee.

29 SECTION 2. Section 46-5-10 of the General Laws in Chapter 46-5 entitled "Construction  
30 of Port Facilities" is hereby amended to read as follows:

31 **46-5-10. Lease of facilities.**

32 The director may from time to time, in the name of the state of Rhode Island, lease any  
33 property, whether improved or unimproved, acquired by purchase or by the process of law, and  
34 storage facilities, wharves, piers, bulkheads, docks, sheds, warehouses, and industrial locations

1 within the director's charge, for such term or terms not exceeding twenty (20) years, except for the  
2 port of Galilee [in Narragansett, State Pier #9 in Newport, Chase Marina in Tiverton, and all other](#)  
3 [ports and marine facilities owned and operated by the department of environmental management](#)  
4 in which property may be leased for a term of up to forty (40) years [for commercial fishing industry-](#)  
5 [related purposes](#) and for any rent and with such provisions and covenants as to the director shall  
6 seem to be advantageous to the state.

7 SECTION 3. 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 the department of environmental management to enter into leases  
2 of up to forty (40) years at State Pier #9 in Newport, Chase Marina in Tiverton, and all other ports  
3 and marine facilities owned and operated by the department.

4           This act would take effect upon passage.

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