

2026 -- S 3161

=====
LC006211
=====

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: Senator Jacob Bissaillon

Date Introduced: March 27, 2026

Referred To: Senate Housing & Municipal Government

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.

=====
LC006211
=====

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

- 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.

=====
LC006211
=====