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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2012

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A N A C T

RELATING TO PROPERTY - POST FORECLOSURE EVICTION OF RESIDENTIAL
TENANTS

Introduced By: Representatives Ucci, Martin, Carnevale, Medina, and Jacquard

Date Introduced: February 16, 2012

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Chapter 34-18 of the General Laws entitled "Residential Landlord and
2 Tenant Act" is hereby amended by adding thereto the following section:

3 **34-18-38.1. Eviction of residential tenants of foreclosed property. – A foreclosing**
4 **mortgagee that acquires title to residential real estate pursuant to a foreclosure sale conducted in**
5 **accordance with chapter 34-27 of the general laws shall not be permitted to evict any tenants**
6 **residing in the property at the time of the foreclosure sale for a period of sixty (60) days**
7 **thereafter; provided, that said tenant pays any and all rent due during said period to the mortgagee**
8 **or his/her designee.**

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 prohibit mortgagees that acquire residential real estate at a foreclosure
2 sale that they conduct from evicting tenants residing there solely as a result of the foreclosure
3 sale. This act would also allow the tenant to stay for a period of sixty (60) days thereafter;
4 provided, the tenant pays any and all rent due to the mortgagee.

5 This act would take effect upon passage.

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