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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2013

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A N A C T

RELATING TO PROPERTY - RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representative Scott J. Guthrie

Date Introduced: May 28, 2013

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 34-18-15 of the General Laws in Chapter 34-18 entitled  
2 "Residential Landlord and Tenant Act" is hereby amended to read as follows:

3 **34-18-15. Terms and conditions of rental agreement.** -- (a) A landlord and a tenant  
4 may include in a rental agreement terms and conditions not prohibited by this chapter or other  
5 rule of law, including rent, term of the agreement, and other provisions governing the rights and  
6 obligations of the parties.

7 (b) In absence of agreement, the tenant shall pay as rent the fair rental value for the use  
8 and occupancy of the dwelling unit.

9 (c) Rent is payable without demand or notice at the time and place agreed upon by the  
10 parties. Unless otherwise agreed, rent is payable at the dwelling unit and periodic rent is payable  
11 at the beginning of any term of one month or less and otherwise in equal monthly installments at  
12 the beginning of each month; provided, however, that no landlord shall collect rent more than  
13 twice monthly for those tenants paid bi-weekly pursuant to the provisions of section 28-14-2.2  
14 upon proof to the landlord of said bi-weekly payments. Unless otherwise agreed, rent is uniformly  
15 apportionable from day-to-day.

16 (d) Unless the rental agreement fixes a definite term, the tenancy is week-to-week in case  
17 of a roomer who pays weekly rent, and in all other cases month to month.

18 (e) A tenant who is sixty-five (65) years of age or older or who will turn sixty-five (65)  
19 during the term of a rental agreement for a dwelling unit may terminate such a rental agreement

1 in order to enter a residential care and assisted living facility, as defined in section 23-17.4-2, a  
2 nursing facility, or a unit in a private or public housing complex designated by the federal  
3 government as housing for the elderly. The tenant may terminate the rental agreement by notice  
4 given in writing to the usual person to whom rental payments are made. The notice shall be  
5 accompanied by documentation of admission or pending admission to a facility or housing  
6 complex described in this section. Termination of the rental agreement shall be effective no  
7 earlier than forty-five (45) days after the first rental payment due date following delivery of  
8 written notice of termination.

9 [\(f\) Notwithstanding the provisions of subsection \(d\), no landlord shall collect rent more](#)  
10 [than twice monthly for any tenant paid bi-weekly pursuant to the provisions of section 28-14-2.2](#)  
11 [upon proof to the landlord of said bi-weekly payments.](#)

12 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

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1           This act would prohibit a landlord from collecting rent weekly from any tenant that is  
2 employed and paid bi-weekly by the tenant's employer pursuant to the provisions of section 28-  
3 14-2.2, upon proof to the landlord of said bi-weekly payments.

4           This act would take effect upon passage.

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