

2018 -- S 2795

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2018

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A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Senator Roger Picard

Date Introduced: April 05, 2018

Referred To: Senate Judiciary

(by request)

It is enacted by the General Assembly as follows:

1           SECTION 1. Section 34-18-37 of the General Laws in Chapter 34-18 entitled  
2 "Residential Landlord and Tenant Act" is hereby amended to read as follows:

3           **34-18-37. Termination of periodic tenancy.**

4           (a) The landlord or the tenant may terminate a week-to-week tenancy by a written notice,  
5 in a form substantially similar to that provided in § 34-18-56(c), delivered to the other at least ten  
6 (10) days before the termination date specified in the notice.

7           (b) The landlord or the tenant may terminate a month-to-month tenancy or any periodic  
8 tenancy for more than a month or less than a year by a written notice, in a form substantially  
9 similar to that provided in § 34-18-56(c), delivered to the other at least thirty (30) days before the  
10 date specified in the notice; provided, if the tenant is either disabled as defined in § 42-87-1 or  
11 elderly as defined in § 42-66-4.1, the written notice shall be delivered at least sixty (60) days  
12 before the date specified in the notice. No landlord may terminate a month-to-month tenancy or  
13 any periodic tenancy for more than a month or less than a year during the period from December  
14 1 until February 1 if the tenant is disabled as defined in § 42-87-1 or elderly as defined in § 42-  
15 66-4.1 unless the tenant is in violation of § 34-18-35 or § 34-18-36.

16           (c) The landlord or tenant may terminate a year-to-year tenancy by written notice, in a  
17 form substantially similar to that provided in § 34-18-56(c), delivered to the other at least three  
18 (3) months prior to the expiration of the occupation year.

1 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 residential landlords from terminating period tenancies from  
2   December 1 to February 1 and would require sixty (60) days written notice to the elderly or  
3   disabled.

4           This act would take effect upon passage.

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