

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2022

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Tanzi, Shekarchi, Ajello, Kislak, Williams, Felix,
McGaw, Shanley, Cassar, and Batista

Date Introduced: March 04, 2022

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 Tenant
2 Act" is hereby amended by adding thereto the following section:

3 **34-18-58. Sealing and unsealing of court files.**

4 (a) All actions arising under §§ 34-18-35, 34-18-36, and 34-18-38 shall be sealed upon
5 filing provided that, actions filed under §§ 34-18-35, 34-18-36, and 34-18-38 shall be unsealed as
6 described in subsections (a)(1) and (a)(2) of this section:

7 (1) Eviction actions arising under §§ 34-18-35, 34-18-36, and 34-18-38 shall be unsealed
8 upon entry of a final judgment in favor of the plaintiff after trial or default judgment; or

9 (2) Eviction actions arising under §§ 34-18-35, 34-18-36, and 34-18-38 resolved by
10 stipulation shall be unsealed upon motion filed by the plaintiff where the plaintiff demonstrates
11 either:

12 (i) The defendant breached the stipulation; or

13 (ii) The defendant continues to owe unpaid rent or damages to the plaintiff after vacating
14 the rental unit.

15 (b) All actions arising under §§ 34-18-35 and 34-18-38 shall be dismissed and sealed if the
16 past due rent is paid through a rent relief program.

1

SECTION 2. This act shall take effect on July 1, 2022.

=====
LC004438
=====

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

1 This act would provide for the sealing and unsealing of court files in residential eviction
2 proceedings and provide that any eviction for nonpayment of rent, in which the rent arrearage is
3 paid through a rent relief program shall remain sealed permanently.

4 This act would take effect on July 1, 2022.

=====
LC004438
=====