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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2023

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Senators Mack, Kallman, LaMountain, McKenney, Euer, and Acosta

Date Introduced: March 30, 2023

Referred To: Senate 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) Actions arising under §§ 34-18-35, 34-18-36, and 34-18-38 may be sealed by the court
5 upon motion by any party or parties after the conclusion of the case.

6 (b) In ruling on the motion to seal, the court shall consider the disposition of the case,
7 including, but not limited to, whether the case was dismissed, whether rent claimed in the case has
8 been paid through a rental assistance program, and if the case was resolved by stipulation whether
9 the terms of the stipulation have been fulfilled by the parties.

10 SECTION 2. This act shall take effect on January 1, 2024.

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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 of court files in residential eviction proceedings
2 upon the filing of a motion.

3 This act would take effect on January 1, 2024.

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