

2026 -- H 7448

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LC003935

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S T A T E O F R H O D E I S L A N D

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

A N A C T

RELATING TO TAXATION -- LEVY AND ASSESSMENT OF LOCAL TAXES

Introduced By: Representatives Perez, Fellela, Fascia, Corvese, Cruz, Serpa, Azzinaro, Hull, Bennett, and Sanchez

Date Introduced: January 30, 2026

Referred To: House Municipal Government & Housing

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 44-5-11.6 of the General Laws in Chapter 44-5 entitled "Levy and

2 Assessment of Local Taxes" is hereby amended to read as follows:

3 **44-5-11.6. Assessment of valuations — Apportionment of levies.**

4 (a) Notwithstanding the provisions of § 44-5-11 [repealed], beginning on December 31,
5 2000, the assessors in the several towns and cities shall conduct an update as defined in this section
6 or shall assess all valuations and apportion the levy of all taxes legally ordered under the rules and
7 regulations, not repugnant to law, as the town meetings and city councils, respectively, shall, from
8 time to time, prescribe; provided, that the update or valuation is performed in accordance with the
9 following schedules:

10 (1)(i) For a transition period, for cities and towns that conducted or implemented a
11 revaluation as of 1993 or in years later:

		Update	Revaluation
13	Lincoln	2000	2003
14	South Kingstown	2000	2003
15	Smithfield	2000	2003
16	West Warwick	2000	2003
17	Johnston	2000	2003
18	Burrillville	2000	2003
19	North Smithfield	2000	2003

1	Central Falls	2000	2003
2	North Kingstown	2000	2003
3	Jamestown	2000	2003
4	North Providence	2001	2004
5	Cumberland	2001	2004
6	Bristol	2004	2001
7	Charlestown	2001	2004
8	East Greenwich	2002	2005
9	Cranston	2002	2005
10	Barrington	2002	2005
11	Warwick	2003	2006
12	Warren	2003	2006
13	East Providence	2003	2006

17 (iii) The implementation date for this schedule is December 31, of the stated year.

(iv) Those cities and towns not listed in this schedule shall continue the revaluation schedule pursuant to § 44-5-11 [repealed].

20 (2)(i) For the post-transition period and in years thereafter:

		Update #1	Update #2	Revaluation
21				
22	Woonsocket	2002	2005	2008
23	Pawtucket	2002	2005	2008
24	Portsmouth	2001	2004	2007
25	Coventry	2001	2004	2007
26	Providence	2003	2006	2009
27	Foster	2002	2005	2008
28	Middletown	2002	2005	2008
29	Little Compton	2003	2006	2009
30	Scituate	2003	2006	2009
31	Westerly	2003	2006	2009
32	West Greenwich	2004	2007	2010
33	Glocester	2004	2007	2010
34	Richmond	2004	2007	2010

1	Bristol	2004	2007	2010
2	Tiverton	2005	2008	2011
3	Newport	2005	2008	2011
4	New Shoreham	2006	2009	2012
5	Narragansett	2005	2008	2011
6	Exeter	2005	2008	2011
7	Hopkinton	2007	2010	2013
8	Lincoln	2006	2009	2012
9	South Kingstown	2006	2009	2012
10	Smithfield	2006	2009	2012
11	West Warwick	2006	2009	2012
12	Johnston	2006	2009	2012
13	Burrillville	2006	2009	2012
14	North Smithfield	2006	2009	2012
15	Central Falls	2006	2009	2012
16	North Kingstown	2006	2009	2012
17	Jamestown	2006	2009	2012
18	North Providence	2007	2010	2013
19	Cumberland	2007	2010	2013
20	Charlestown	2007	2010	2013
21	East Greenwich	2008	2011	2014
22	Cranston	2008	2011	2014
23	Barrington	2008	2010	2014
24	Warwick	2009	2012	2015
25	Warren	2009	2012	2016
26	East Providence	2009	2012	2015

1 2018; and, that for the city of Woonsocket, the time of the first statistical update following the 2017
2 revaluation shall be extended from 2020 to 2021, and the statistical update shall be based on the
3 valuations as of December 31, 2021; and, that for the city of Warwick, the time for the second
4 statistical update following the 2015 revaluation shall be extended from 2021 to 2022 and said
5 statistical update shall be based on valuations as of December 31, 2022; and, that for the town of
6 Johnston, the time of the revaluation following the 2012 revaluation shall be extended from 2022
7 to 2023, and the statistical update shall be based on the valuations as of December 31, 2022; and,
8 that for the town of West Greenwich, the time for a first statistical update following the 2019
9 revaluation shall be extended from 2022 to 2023 and said statistical update shall be based on
10 valuations as of December 31, 2023; and, that for the town of New Shoreham, the full evaluation
11 nine (9) years following the 2012 revaluation based on the valuations of December 31, 2021, shall
12 be extended to December 31, 2022, and be based on valuations as of December 31, 2022. Provided
13 that for the city of East Providence, the revaluation period as of the December 31, 2021, assessment
14 date shall be extended to the December 31, 2022, assessment date, with no additional
15 reimbursements by the state relating to the delay. Provided, that for the city of Woonsocket, the
16 time of the second statistical update following the 2017 revaluation shall be extended from 2023
17 to 2024, and the statistical update shall be based on the valuations as of December 31, 2024; and
18 provided, further, that for the city of Woonsocket, the full revaluation nine (9) years following the
19 2017 revaluation based on the valuations of December 31, 2026, shall be extended to December
20 31, 2027, and be based on valuations as of December 31, 2027, and the first statistical update shall
21 be based upon the valuations as of December 31, 2030, and the second statistical update shall be
22 based upon the valuations as of December 31, 2033.

23 (iii) Cities and towns shall not change the assessment of any property based on the purchase
24 price of the property after a transfer occurs except in accordance with a townwide or citywide
25 revaluation or update schedule; provided that, this prohibition shall not apply to completed new
26 real estate construction.

27 (iv) Commencing December 31, 2026, and every December 31 thereafter, all revaluations
28 performed shall not increase more than twenty percent (20%) from the last previous revaluation
29 performed in accordance with this section.

30 (b) No later than February 1, 1998, the director of the department of revenue shall
31 promulgate rules and regulations consistent with the provisions of this section to define the
32 requirements for the updates that shall include, but not be limited to:

33 (1) An analysis of sales;
34 (2) A rebuilding of land value tables;

5 (c) The costs incurred by the towns and cities for the first update shall be borne by the state
6 in an amount not to exceed twenty dollars (\$20.00) per parcel. The costs incurred by the towns and
7 cities for the second update shall be borne eighty percent (80%) by the state (in an amount not to
8 exceed sixteen dollars (\$16.00) per parcel) and twenty percent (20%) by the town or city, and in
9 the third update and thereafter, the state shall pay sixty percent (60%) of the update (not to exceed
10 twelve dollars (\$12.00) per parcel) and the town or city shall pay forty percent (40%); provided,
11 that for the second update and in all updates thereafter, that the costs incurred by any city or town
12 that is determined to be a distressed community pursuant to § 45-13-12 shall be borne eighty percent
13 (80%) by the state and twenty percent (20%) by the city or town for all updates required by this
14 section.

15 (d) The office of municipal affairs, after consultation with the League of Cities and Towns
16 and the Rhode Island Assessors' Association, shall recommend adjustments to the costs formula
17 described in subsection (c) of this section based upon existing market conditions.

18 (e) Any property that is either exempt from the local property tax pursuant to § 44-3-3 or
19 pays a city or town an amount in lieu of taxes is not required to have its values updated pursuant to
20 this section and the property is not eligible for the reimbursement provisions of subsection (c) of
21 this section. However, those properties that are exempt from taxation and are eligible for state
22 appropriations in lieu of property tax under the provisions of § 45-13-5.1 are eligible for state
23 reimbursement pursuant to subsection (c) of this section, provided, that these properties were
24 revalued as part of that city or town's most recent property revaluation.

25 (f) No city or town is required to conduct an update pursuant to this section unless the state
26 has appropriated sufficient funds to cover the state's costs as identified in subsection (c) of this
27 section.

28 (g) Any city or town that fails to conduct an update or revaluation as required by this
29 section, or requests and receives an extension of the dates specified in this section, shall receive the
30 same amount of state aid under §§ 45-13-1, 45-13-5.1, and 45-13-12 in the budget year for which
31 the new values were to apply as the city or town received in state aid in the previous budget year;
32 provided, however, if the new year's entitlement is lower than the prior year's entitlement, the
33 lower amount applies, except for the town of New Shoreham for the fiscal year 2003.

34 (h) Any bill or resolution to extend the dates for a city or town to conduct an update or

1 revaluation must be approved by a two-thirds ($\frac{2}{3}$) majority of both houses of the general assembly.

2 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 TAXATION -- LEVY AND ASSESSMENT OF LOCAL TAXES

- 1 This act would place a cap of twenty percent (20%) on increases in consecutive
- 2 revaluations of real property in all cities and towns conducting revaluations commencing December
- 3 31, 2026, and every December 31 thereafter.
- 4 This act would take effect upon passage.

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