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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Senators Mack, and LaMountain

Date Introduced: March 27, 2026

Referred To: Senate Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 34-18-60 of the General Laws in Chapter 34-18 entitled "Residential
2 Landlord and Tenant Act" is hereby amended to read as follows:

3 **34-18-60. 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 filed at least thirty (30) days after the expiration of the appeal
6 period following the conclusion of the underlying civil action.

7 (b) In ruling on the motion to seal, the court shall grant the motion and seal the record of
8 the civil action upon a finding that the underlying civil action was dismissed as a result of a motion
9 to dismiss, the action was resolved by stipulation and the terms of the stipulation have been satisfied
10 by the parties, any monetary judgment against the moving party has been satisfied in full, or the
11 action has been dismissed for lack of prosecution after a five-year (5) period. The court shall also
12 make a finding that the moving party notified all parties to the underlying civil action of their
13 motion to seal the record and that motion is the only request made under this section by the moving
14 party within the previous five (5) years.

15 (c) Any party to an action arising under §§ 34-18-35, 34-18-36, and 34-18-38 may file a
16 motion to seal the record of the action upon satisfaction of the requirements set forth in subsections
17 (a) and (b) of this section. Parties requesting seal of their record under this section are limited to
18 one request every five (5) years.

19 [\(d\) In ruling on a motion to seal when a civil action is dismissed for either a defective](#)

1 complaint and/or lack of jurisdiction of the court, the court shall grant the motion and seal the
2 record, however, the sealing of an eviction record under this subsection shall not be counted when
3 considering a moving party's eligibility to request the sealing of one eviction record in five (5)
4 years as set forth in this section.

5 (e) The court shall seal the record, following the expiration of any appeal period, when a
6 tenant prevails following a hearing or trial before the court, however, the sealing of an eviction
7 record under this subsection shall not be counted when considering a moving party's eligibility to
8 request the sealing of one eviction record in five (5) years as set forth in this section.

9 (f)(1) Upon motion of a person who was between eighteen (18) and twenty-one (21) years
10 of age at the time an eviction action was commenced, the court may order the sealing of that
11 person's association with the eviction record if the court finds by a preponderance of the evidence
12 that:

13 (i) The person was not a party to any lease, rental agreement, or other contractual obligation
14 for payment of rent;

15 (ii) The person was not financially responsible for rent, occupancy charges, or other
16 obligations arising from the tenancy; and

17 (iii) The person was named in the eviction action solely because the person resided at the
18 premises and applicable law required all adult occupants to be named in the proceeding.

19 (2) For purposes of this subsection, "dependent" means an individual who was principally
20 supported by a parent, guardian, or other tenant of record and who did not assume financial
21 responsibility for the tenancy.

22 (3) An order entered pursuant to this subsection shall seal only the eligible individual's
23 association with the eviction action and shall not seal, expunge, or otherwise restrict public access
24 to the underlying court file, docket, judgment, or orders.

25 (4) Nothing in this subsection shall impair, limit, delay, or otherwise affect the validity,
26 collection, execution, recording, or enforcement of any judgment entered in the action.

27 (5) No order shall issue under this subsection unless the judiciary has established a
28 mechanism capable of sealing only the eligible individual's association with the eviction action
29 without sealing the underlying case record.

30 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

1 This act would allow for the sealing of an eviction record for a defective complaint and/or
2 lack of jurisdiction and would, upon motion of a person between eighteen (18) and twenty-one (21)
3 years of age, seal a person's association with an eviction under certain circumstances.

4 This act would take effect upon passage.

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