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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, Bissaillon, Kallman, Euer, and Gu

Date Introduced: January 23, 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.~~

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

- 1 This act would remove the five (5) year waiting period for filing a motion to seal an eviction
- 2 court file. It would also delete the numerical limitation on filing seal requests with the court.
- 3 This act would take effect upon passage.

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