

2026 -- S 2703

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

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A N A C T

RELATING TO TOWNS AND CITIES -- PROPERTY TAX/RENT FREEZE BILL

Introduced By: Senators Raptakis, Burke, Tikoian, Patalano, Famiglietti, Thompson,
Rogers, Dimitri, McKenney, and de la Cruz

Date Introduced: February 27, 2026

Referred To: Senate Housing & Municipal Government

It is enacted by the General Assembly as follows:

1 SECTION 1. Title 45 of the General Laws entitled "TOWNS AND CITIES" is hereby
2 amended by adding thereto the following chapter:

3 CHAPTER 71

4 PROPERTY TAX/RENT FREEZE BILL

5 **45-71-1. Property tax increase prohibited.**

6 (a) Any city or town that adopts an ordinance limiting the right of a property owner,
7 property manager, or landlord to increase rent prices on a rental unit shall be prohibited from
8 increasing property tax rates or reassessing property values on affected rental units for as long as
9 the ordinance limiting rental increases remains in effect.

10 (b) The prohibition against increasing property tax rates or reassessing property values
11 established in this section shall remain in effect only in taxable years in which a city or town
12 maintains an adopted ordinance limiting the right of a property owner, property manager, or
13 landlord to increase rent prices on a rental unit.

14 (c) For the purpose of this section "rental unit" means any part of a housing accommodation
15 rented or offered for rent for residential occupancy, including apartments, rooms, condominiums,
16 single-family homes, or manufactured homes.

1 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

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RELATING TO TOWNS AND CITIES -- PROPERTY TAX/RENT FREEZE BILL

- 1 This act would prohibit cities or towns that implement a rent control ordinance from raising
- 2 property taxes and such prohibition would last for as long as the rent control ordinance is in effect.
- 3 This act would take effect upon passage.

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