

2026 -- S 2734

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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 PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Senators Gu, Bissaillon, DiMario, Euer, Burke, Murray, Kallman, and
LaMountain

Date Introduced: February 27, 2026

Referred To: Senate Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 34-18-20 of the General Laws in Chapter 34-18 entitled "Residential
2 Landlord and Tenant Act" is hereby amended to read as follows:

3 **34-18-20. Disclosure.**

4 (a) A landlord or any person authorized to enter into a rental agreement on his or her behalf
5 shall disclose to the tenant in writing, at or before the commencement of the tenancy, the name,
6 address and number of:

7 (1) The person authorized to manage the premises; and

8 (2) An owner of the premises or a person authorized to act for and on behalf of the owner
9 for the purpose of service of process and receiving and receipting for notices and demands.

10 (b) The information required to be furnished by this section shall be kept current. This
11 section extends to and is enforceable against any successor landlord, owner, or manager.

12 (c) A person who fails to comply with subsection (a) of this section becomes an agent of
13 each person who is a landlord for:

14 (1) Service of process and receiving and receipting for notices and demands; and

15 (2) Performing the obligations of the landlord under this chapter and under the rental
16 agreement and expending or making available for the purpose of all rent collected from the
17 premises.

18 (d) A landlord who becomes delinquent on a mortgage securing real estate upon which the
19 dwelling unit is located for a period of one hundred twenty (120) days shall notify the tenant that

1 the property may be subject to foreclosure; and until the foreclosure occurs the tenant must continue
2 to pay rent to the landlord as provided under the rental agreement.

3 (e)(1) For any dwelling unit that constitutes shoreline property as defined in § 5-20.8-1, the
4 landlord shall provide the tenant, prior to the commencement of the tenancy, with a written
5 shoreline access disclosure, which shall include the following information:

6 (i) Shoreline Access – Members of the public shall have the right to access shoreline
7 property as defined in § 5-20.8-1. The public’s rights and privileges of the shore may be exercised,
8 where shore exists, on wet sand or dry sand or rocky beach, up to ten feet (10’) landward of the
9 recognizable high tide line, subject to the restrictions governed by § 46-23-26 and any general laws
10 to the contrary;

11 (ii) The landlord is required to notify the tenant of any public rights-of-way on the real
12 estate that are known to the landlord. Upon request, the landlord shall provide the tenant with a
13 copy of any documentation evidencing such rights-of-way or conditions of public access that is in
14 the landlord’s possession; and

15 (iii) The tenant is advised to contact the coastal resources management council, the
16 municipality, or applicable nonprofit organizations to determine whether any public rights-of-way
17 exist.

18 (2) The disclosure required by this subsection may be satisfied by incorporating it into any
19 written rental agreement or provided in a separate written notice delivered to the tenant in the
20 manner prescribed for delivery of written notices pursuant to § 34-18-14.

21 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 PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

1 This act would require landlords who rent shoreline property to provide their tenants,
2 before the start of the tenancy, with a detailed, written disclosure regarding public shoreline access
3 rights.

4 This act would take effect upon passage.

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