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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 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. Section 42-63.1-14 of the General Laws in Chapter 42-63.1 entitled "Tourism
22 and Development" is hereby amended to read as follows:

23 **42-63.1-14. Offering residential units through a hosting platform.**

24 (a) For any rental property offered for tourist or transient use on a hosting platform that
25 collects and remits applicable sales and hotel taxes in compliance with §§ 44-18-7.3(b)(4)(i), 44-
26 18-18, and 44-18-36.1, cities, towns, or municipalities shall not prohibit the owner from offering
27 the unit for tourist or transient use through such hosting platform, or prohibit such hosting platform
28 from providing a person or entity the means to rent, pay for, or otherwise reserve a residential unit
29 for tourist or transient use. A hosting platform shall comply with the requirement imposed upon
30 room resellers in §§ 44-18-7.3(b)(4)(i) and 44-18-36.1 in order for the prohibition of this section to
31 apply. The division of taxation shall at the request of a city, town, or municipality confirm whether
32 a hosting platform is registered in compliance with § 44-18-7.3(b)(4)(i).

33 (b) Any short-term rental property listed for rent on the website of any third-party hosting
34 platform that conducts business in Rhode Island shall be registered with the department of business

1 regulation. The registration shall provide the information necessary to identify the property
2 pursuant to subsection (d) of this section. For purposes of this section, the term “short-term rental”
3 means a person, firm, or corporation’s utilization, for transient lodging accommodations, not to
4 exceed thirty (30) nights at a time.

5 (c) The department of business regulation shall contact all hosting platforms that list
6 property in Rhode Island on their website for rent and that submit hotel taxes to the division of
7 taxation and/or the city of Newport and shall provide notice of the registration requirement,
8 pursuant to this section, instructing the hosting platforms to notify their listed properties to register
9 with the department of business regulation annually or be subject to fines pursuant to subsection (i)
10 of this section. Provided further, renewals of registrations pursuant to this section shall become due
11 for renewal on the anniversary date of the original registration.

12 (d) The state registration pursuant to this section shall include:

13 (1) The principal place of business of the owner, or if outside the state, the agent for service
14 of process or property manager for the owner;

15 (2) The phone number of the owner of the property and/or property manager;

16 (3) The email address of the property owner and/or property manager;

17 (4) The address of the rental property;

18 (5) The number of rooms for rent at the property;

19 (6) Whether the registrant rents or owns; and

20 (7) Intended use (entire space, private room, or shared space).

21 (e) The assigned registration number shall consist of numeric and alpha characters, the
22 alpha characters shall correspond to the city/town where the property is located and shall be uniform
23 for the remaining properties in said city/town.

24 (f) Registration forms and/or any registration materials required by the department shall be
25 completed prior to a listing by a hosting platform. The registration number shall be valid for the
26 year during which it is assigned, and if a listed property is not duly registered after the expiration
27 of the annual registration period, the hosting platform shall remove the property listing from its
28 website within fourteen (14) days of notification from the department.

29 (g) The department of business regulation shall promulgate rules and regulations to
30 correspond with and enforce this section and § 42-63.1-14.1 and may charge a registration fee to
31 property owners registering with the department pursuant to this section.

32 (h) The department of business regulation shall create an online database to store all
33 registered short-term rental units, and each unit shall have an online identification number in said
34 database to correspond with subsection (e) of this section.

1 (i) Any owner of the property who or that fails to register with the department of business
2 regulation as prescribed herein and lists the property as a short-term rental on a hosting platform
3 website shall be subject to a civil fine as follows:

4 (1) Two hundred fifty dollars (\$250) for the first thirty (30) days of noncompliance;

5 (2) Five hundred dollars (\$500) for between thirty-one (31) and sixty (60) days of
6 noncompliance; and

7 (3) One thousand dollars (\$1,000) for more than sixty (60) days of noncompliance.

8 (j) Notwithstanding any other law or provision to the contrary, no person shall list any
9 residence for short-term rental for tourist or transient use without the property's current, valid
10 registration number, and its expiration date, which hosting platforms shall require to be displayed
11 on the listing advertisement. Any hosting platform that offers short-term rental of residential
12 property for tourist or transient use without requiring the owner to display the current, valid
13 registration number of a property, and its expiration date, shall be subject to a civil fine of two
14 hundred fifty dollars (\$250) per day per violation, with each property listing constituting a separate
15 violation.

16 (k) A hosting platform shall provide to the department of business regulation, on a quarterly
17 basis, an electronic report, in a format determined by the department of business regulation, of the
18 listings maintained, authorized, facilitated, or advertised by the hosting platform within the state
19 for the applicable reporting period. The report shall include a breakdown of the municipality where
20 the listings are located, whether the listing is for a room or a whole unit, the total number of short-
21 term rentals listed on the platform, the registration number of each short-term rental listed on the
22 platform, the URL link of each short-term rental listed on the platform, and shall include the number
23 of nights each unit was reported as occupied during the applicable reporting period.

24 (l)(1) For any dwelling unit that constitutes shoreline property as defined in § 5-20.8-1, the
25 owner shall provide the occupant, prior to the commencement of the short-term rental, with a
26 shoreline access disclosure, which shall include the following information:

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

32 (2) The disclosure required by subsection (l)(1) of this section may be made by:

33 (i) Including the disclosure in the listing on a hosting platform, provided that the listing
34 clearly and conspicuously displays the disclosure before the booking is completed; or

1 (ii) Incorporating the disclosure into a written rental agreement or providing it in a separate
2 written notice delivered to the occupant prior to the commencement of the rental in the manner
3 prescribed for delivery of written notices pursuant to § 34-18-14.

4 SECTION 3. This act shall take effect on January 1, 2027.

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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 owners or landlords who rent shoreline property to provide their
2 tenants, before the start of the tenancy, with a detailed, written disclosure regarding public shoreline
3 access rights.

4 This act would take effect on January 1, 2027.

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