STATE OF RHODE ISLAND
IN GENERAL ASSEMBLY
JANUARY SESSION, A.D. 2023

A N A C T
RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Senators Mack, Quezada, Britto, Kallman, Acosta, Murray, Euer, Burke, Gu, and Pearson
Date Introduced: February 16, 2023
Referred To: Senate Judiciary

It is enacted by the General Assembly as follows:

SECTION 1. Section 34-18-16.1 of the General Laws in Chapter 34-18 entitled "Residential Landlord and Tenant Act" is hereby amended to read as follows:

34-18-16.1. Rent increases — Notice requirements.

(a) Findings of fact.

(1) Housing insecurity and instability continue to grow in our state. According to the 2022 Housing Fact Book by HousingWorksRI at Roger Williams University, these problems are perpetuated by the sky-rocketing costs of housing, some of which have been exacerbated by the ongoing Covid-19 pandemic. The median single-family home price experienced a one-year increase of fourteen percent (14%). In addition, the Providence-Metro area had the fifth highest year-over-year rental cost increase in the United States at twenty-three and eight-tenths percent (23.8%) due to the construction of few multi-family buildings and low vacancy rates.

(2) These increases mean that many Rhode Islanders, including those on fixed incomes, pay too much of their income for housing and experience more competition for affordable units. Worse yet, unable to keep pace with higher rents or locate adequate replacement housing, some have lost their housing altogether, exacerbating the problem of homelessness in this state.

(3) These increases in costs, combined with inadequate wages, and insufficient available units, generate pressures on persons and family units such that those who were able to initially attain affordable housing are unable to retain that housing.

(4) For those faced with increased costs and a more competitive housing market, time can
be a precious resource to reconfigure household budgets or to find a new residence altogether. To 
that end, an extension of the time within which a landlord must provide notice to a residential tenant 
will, in effect, buy time for these tenants.

(4)(b) Prior to an increase in rent being imposed by a landlord for a residential tenancy, 
notice of the increase shall be given in writing to any tenant by a landlord at least thirty (30) one 
hundred twenty (120) days prior to the effective date of the increase.

(4)(c) A landlord must give at least sixty (60) one hundred fifty (150) days written 
notice to month to month tenants over the age of sixty-two (62) years, before raising the rent.

(d) A violation of this section shall be deemed to be a deceptive trade practice pursuant to
§ 6-13.1-2, and shall be punishable pursuant to the provisions of § 6-13.1-14.

SECTION 2. This act shall take effect upon passage.
This act would require that landlords of residential properties must give tenants notice of a
rent increase at least one hundred twenty (120) days prior to the effective date of the increase. The
act would also increase the notice requirement for rent increases for a month to month tenant who
is over the age of sixty-two (62) years to at least one hundred fifty (150) days.

A violation would be a misdemeanor and would be punishable by a fine of five hundred
dollars ($500).

This act would take effect upon passage.