STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2012

AN ACT

RELATING TO PROPERTY - POST FORECLOSURE EVICTION OF RESIDENTIAL TENANTS

Introduced By: Representatives Ucci, Martin, Carnevale, Medina, and Jacquard

Date Introduced: February 16, 2012

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

SECTION 1. Chapter 34-18 of the General Laws entitled "Residential Landlord and Tenant Act" is hereby amended by adding thereto the following section:

34-18-38.1. Eviction of residential tenants of foreclosed property. – A foreclosing mortgagee that acquires title to residential real estate pursuant to a foreclosure sale conducted in accordance with chapter 34-27 of the general laws shall not be permitted to evict any tenants residing in the property at the time of the foreclosure sale for a period of sixty (60) days thereafter; provided, that said tenant pays any and all rent due during said period to the mortgagee or his/her designee.

SECTION 2. This act shall take effect upon passage.
This act would prohibit mortgagees that acquire residential real estate at a foreclosure sale that they conduct from evicting tenants residing there solely as a result of the foreclosure sale. This act would also allow the tenant to stay for a period of sixty (60) days thereafter; provided, the tenant pays any and all rent due to the mortgagee.

This act would take effect upon passage.