

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2022

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT--RENT
STABILIZATION ACT

Introduced By: Representatives Morales, Williams, Speakman, Alzate, Giraldo, Ranglin-
Vassell, J Lombardi, Potter, Felix, and Henries

Date Introduced: March 02, 2022

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

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

3 **34-18-58. Rent stabilization act.**

4 (a) During any private rental tenancy, the landlord may not increase the rent:

5 (1) During the first year after the tenancy begins;

6 (2) At any time after the first year of the tenancy without giving the tenant written notice

7 in accordance with § 34-18-16.1; and

8 (3) During any twelve (12) month period, in an amount greater than four percent (4%).

9 (b) The written notice required under this section must specify:

10 (1) The amount of the rent increase;

11 (2) The amount of the new rent;

12 (3) Facts supporting the exemption, if the increase is above the amount allowed in

13 subsection (a)(3) of this section; and

14 (4) The date on which the increase becomes effective.

15 (c) A landlord terminating a tenancy with a thirty (30) day notice without cause as

16 authorized by § 34-18-37, may not reset the rent for the next tenancy in an amount greater than four

17 percent (4%) above the previous rent.

18 (d) A landlord refusing to extend the tenancy at the request of the tenant, may not reset the

1 rent for the next tenancy in an amount greater than four percent (4%) above the previous rent.

2 (e) A landlord is not subject to this section when:

3 (1) The tenant leaves by his or her own discretion and the landlord rents to a new tenant;

4 or

5 (2) The landlord is providing reduced rent to the tenant as part of a federal, state or local
6 program or subsidy.

7 (f) A landlord that increases rent in violation of this section or a landlord which wrongfully
8 evicts a tenant shall be liable to the tenant in an amount equal to three (3) months' rent in addition
9 to actual damages sustained by the tenant as a result of the tenancy termination.

10 (g) A tenant is entitled to recovery under this section if the tenant commences an action
11 asserting the claim within one year after the tenant knew or should have known the landlord
12 terminated the tenancy in violation of this section.

13 (h) This section does not create a right to increase rent that does not otherwise exist.

14 (i) This section does not require a landlord to compromise, justify or reduce a rent increase
15 that the landlord otherwise is entitled to impose.

16 (j) The deputy secretary of commerce for housing would enforce the provisions of this act.

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

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LC003364
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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT--RENT
STABILIZATION ACT

- 1 This act would limit rent increases to no more than four percent (4%) annually.
- 2 This act would take effect upon passage.

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