

2023 -- H 5108 SUBSTITUTE A

LC000065/SUB A

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: Representative Joseph J. Solomon

Date Introduced: January 12, 2023

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 34-18-30 of the General Laws in Chapter 34-18 entitled "Residential
2 Landlord and Tenant Act" is hereby amended to read as follows:

3 **34-18-30. Self-help for limited repairs.**

4 (a) If the landlord fails to comply with subsection of § 34-18-22(a)(1), (2), (4), (5), or (6),
5 and the reasonable cost of compliance is less than ~~one hundred twenty five dollars (\$125)~~ five
6 hundred dollars (\$500) in the aggregate per year, the tenant may cause repairs to be done in a skilled
7 manner, in compliance with applicable state and local codes, and deduct from his or her rent the
8 actual and reasonable cost or the fair and reasonable value of the repairs if:

9 (1) The tenant notifies the landlord of his or her intention to correct the condition at the
10 landlord's expense; and

11 (2) The landlord fails to comply within twenty (20) days, or fails to demonstrate ongoing,
12 good faith efforts to comply, after being notified by the tenant in writing; or, in the case of
13 emergency, the landlord either cannot be reached by the tenant, or the landlord fails to comply as
14 promptly as conditions require; and

15 (3) The tenant submits an itemized statement to the landlord of the cost or the fair and
16 reasonable value of the repairs made.

17 (b) A tenant may not repair at the landlord's expense if the condition was caused by the
18 deliberate or negligent act or omission of the tenant, a member of his or her family, or other person
19 on the premises with his or her consent.

1 SECTION 2. This act shall take effect on January 1, 2024.

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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 increase the amount of costs for repairs that a tenant may deduct from the
2 tenants rent from one hundred twenty-five dollars (\$125) to five hundred dollars (\$500) in the
3 aggregate per year.

4 This act would take effect on January 1, 2024.

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