

2024 -- H 8368

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2024

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HOUSE RESOLUTION

CREATING A SPECIAL LEGISLATIVE COMMISSION TO STUDY AND PROVIDE  
RECOMMENDATIONS TO UPDATE AND CLARIFY THE "RESIDENTIAL LANDLORD  
AND TENANT ACT"

Introduced By: Representatives Morales, Blazejewski, Chippendale, Cruz, and Stewart

Date Introduced: June 14, 2024

Referred To: House read and passed

1 WHEREAS, Rental agreements are verbal or written contracts between landlords and  
2 tenants; and

3 WHEREAS, In Rhode Island, the rights and responsibilities of the landlord-tenant  
4 relationship is based on Rhode Island General Law (RIGL) Chapter 34-18, entitled the  
5 "Residential Landlord and Tenant Act"; and

6 WHEREAS, Understanding the intricacies of landlord-tenant interactions can be  
7 complex, as both sides frequently encounter a range of obstacles. Multiple landlord tenant  
8 disputes have arisen including housing discrimination, maintenance dilemmas, late payments,  
9 termination of tenancy, and security deposits, to name but a few; and

10 WHEREAS, The need to examine, simplify, clarify, and modernize legal language  
11 relating to the rights and obligations of landlords and tenants in dwelling unit rental situations has  
12 become a growing concern to many Rhode Islanders; now, therefore be it

13 RESOLVED, That a special legislative commission be and the same is hereby created  
14 consisting of eleven (11) members: all of whom shall be appointed by the Speaker of the House,  
15 three (3) of whom shall be members of the House of Representatives, two (2) from the Majority  
16 Party, and one from the Minority Party, and one of whom shall be a retired Judge.

17 In lieu of any appointment of a member of the legislature to a legislative study  
18 commission, or any commission created by a General Assembly resolution, the appointing  
19 authority may appoint a member of the general public to serve in lieu of a legislator.

1           The purpose of said commission shall be to make a comprehensive study and provide  
2 recommendations to update and clarify the "Residential Landlord and Tenant Act" and any  
3 additional issues the commission deems necessary to address pertaining to the landlord-tenant  
4 relationship.

5           Forthwith upon passage of this resolution, the members of the commission shall meet at  
6 the call of the Speaker of the House and organize and shall select a chairperson.

7           Vacancies in said commission shall be filled in like manner as the original appointment.

8           The membership of said commission shall receive no compensation for their services.

9           All departments and agencies of the state shall furnish such advice and information,  
10 documentary and otherwise, to said commission and its agents as is deemed necessary or  
11 desirable by the commission to facilitate the purposes of this resolution.

12           The Speaker of the House is hereby authorized and directed to provide suitable quarters  
13 for said commission; and be it further

14           RESOLVED, That the commission shall report its findings and recommendations to the  
15 House of Representatives no later than May 5, 2025, and said commission shall expire on June 5,  
16 2025.

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
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- 1           This resolution would create an eleven (11) member special legislative study commission
- 2       whose purpose it would be make a comprehensive study and provide recommendations to update
- 3       and clarify the "Residential Landlord and Tenant Act", and who would report back to the House
- 4       no later than May 5, 2025, and whose life would expire on June 5, 2025.

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