

2024 -- H 7304 SUBSTITUTE A

LC003668/SUB A/6

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2024

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Stewart, Morales, Voas, Sanchez, Knight, Alzate, Potter, Ackerman, Ajello, and Speakman

Date Introduced: January 26, 2024

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

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

3 **34-18-16.1. Rent increases — Notice requirements.**

4 (a) Prior to an increase in rent being imposed by a landlord for a residential tenancy,
5 excluding an independent living facility, assisted living facility, or congregate care facility, notice
6 of the increase shall be given in writing to any tenant by a landlord at least ~~thirty (30)~~ sixty (60)
7 days prior to the effective date of the increase.

8 (b) A landlord ~~must~~ of a residential tenancy, excluding an independent living facility,
9 assisted living facility, or congregate care facility shall give at least one hundred twenty (120) ~~sixty~~
10 ~~(60)~~ days notice to month to month tenants over the age of sixty-two (62) years, before raising the
11 rent.

12 (c) Provided, however, that nothing in this section shall require a landlord to provide notice
13 of a rent increase on a timeframe that exceeds the timeframe set forth under any other state or
14 federal law or regulation or requirement of any applicable housing program established under state
15 or federal law or regulation.

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

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

- 1 This act would amend the notice requirements that landlords of residential properties must
- 2 give to certain tenants regarding rent increases.
- 3 This act would take effect upon passage.

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