

2024 -- H 7410

LC003597

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2024

A N A C T

RELATING TO PROPERTY -- RECORDING OF INSTRUMENTS

Introduced By: Representatives Ackerman, Kennedy, Edwards, Hull, Newberry, Voas,
Potter, McNamara, and Craven

Date Introduced: January 31, 2024

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Chapter 34-13 of the General Laws entitled "Recording of Instruments" is
2 hereby amended by adding thereto the following section:

3 **34-13-9.1. Public access to recorded instruments.**

4 (a) Recording officers shall allow public access to all recorded instruments relating to real
5 estate as described in § 34-13-1 at no cost to the public, including, but not limited to, subscription
6 or access fees of any type.

7 (b) Fees for the recording and copying of records shall be limited to the amounts set forth
8 in §§ 34-13-7 and 34-13-9.

9 (c) Any contract, agreement, license or authorization granted, executed, entered or renewed
10 on or after the effective date of this section between a municipality and a vendor which allows or
11 provides online or electronic public access or copies of instruments recorded by a municipality
12 shall expressly limit any fee charged to the public by a vendor or non-municipal provider of the
13 access or copies to an amount in total not to exceed the amounts set forth in §§ 34-13-7 and 34-13-
14 9.

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

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
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1 This act would prohibit cities and towns from charging subscription or access fees for
2 public access to recorded real estate instruments and limit the recording and copying fees of those
3 instruments to the amounts already provided within the chapter. The act would also restrict third-
4 party providers of online or electronic public access from charging fees in excess of the amounts
5 provided in this chapter.

6 This act would take effect upon passage.

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