
HOUSE COMMITTEE ON JUDICIARY

NOTICE OF MEETING

DATE: Wednesday, March 27, 2024
TIME: 4:00 PM
PLACE: House Lounge - State House

SCHEDULED FOR CONSIDERATION

House Bill No. [7569](#)

(General Treasurer)

BY Finkelman

ENTITLED, AN ACT RELATING TO PROBATE PRACTICE AND PROCEDURE -- UNCLAIMED INTANGIBLE AND TANGIBLE PROPERTY {LC4581/1} (Provides conditions which persons paid to recover or assist in recovering reported property must comply with.)

02/09/2024 Introduced, referred to House Judiciary

03/01/2024 Scheduled for hearing and/or consideration

03/05/2024 Committee recommended measure be held for further study

03/08/2024 Scheduled for hearing and/or consideration

03/08/2024 Meeting postponed

03/22/2024 Scheduled for consideration

SCHEDULED FOR HEARING AND/OR CONSIDERATION

House Bill No. [7049](#)

BY Potter, Morales, Cruz, Stewart, Batista, Sanchez, Henries, Ajello, Biah, Giraldo

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC3804/1} (Limits rent increases to no more than 4% annually and provides tenants with a civil action to recover damages for any violations.)

01/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7162](#)

BY J. Lombardi, Hull, Ajello, Felix, Morales, Henries, Stewart, Alzate, Cruz

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC3389/1} (Permits those other residents of a residential dwelling unit to extend the term of the rental agreement for a period not to exceed three (3) months after the death of the lessee.)

01/11/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7174](#)

BY J. Lombardi, Hull, Felix, Henries, Stewart, Cruz

ENTITLED, AN ACT RELATING TO PROPERTY -- RHODE ISLAND FAIR HOUSING PRACTICES ACT {LC3405/1} (Prohibits landlords from inquiring about an applicant's prior incarceration and from discriminating against those who have been released from prison.)

01/11/2024 Introduced, referred to House Municipal Government & Housing

02/26/2024 Committee transferred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7304](#)

BY Stewart, Morales, Voas, Sanchez, Knight, Alzate, Potter, Ackerman, Ajello, Speakman

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC3668/1} (Requires landlords of residential properties give tenants notice of rent increase at least 90 days prior to increase and requires notice requirement for rent increases for month to month tenants who are over the age of 62 years, to 120 days.)

01/26/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7305](#)

BY Ajello, Vella-Wilkinson, Speakman, Shallcross Smith, Handy, Cruz, Felix, Batista, Potter, Kislak

ENTITLED, AN ACT RELATING TO PROPERTY -- RHODE ISLAND FAIR HOUSING PRACTICES ACT {LC4092/1} (Prohibits discrimination based on housing status, define "assistance animal", make it unlawful to issue discriminatory notices or statements relating to the sale, rental or leasing of housing and to delete an unconstitutional provision.)

01/26/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7372](#)

BY Perez, Vella-Wilkinson, Diaz

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC4633/1} (Limits residential rent increases to ten percent (10%) plus the increase in the Consumer Price Index (CPI) annually.)

01/31/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7647](#)

BY Kislak, Cruz, Tanzi, Felix, Giraldo, Voas, Stewart, Morales, Slater, Diaz

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC4672/1} (Requires landlords to list all mandatory fees when advertising any residential property for rent as well as on the first page of any lease. Prohibits a landlord from charging a convenience fee when the tenant pays rent.)

02/15/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7648](#)

BY Newberry

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC4834/1} (Denies tenants relief afforded under this section when a unit or premises is damaged by fire or other casualty if the fire or other casualty was caused by the negligence or deliberate act of the tenant.)

02/15/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7746](#)

(Dept. of Housing)

BY Cruz, Morales, Boylan, Potter, Stewart, Kislak, Felix, Sanchez

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC4911/1} (Provides that landlords would pay interest on security deposits in residential landlord-tenant matters.)

02/28/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7948](#)

BY Solomon, Fellela, Voas, Casimiro, Baginski, Shanley, Casey

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC5508/1} (Provides amendments to the requirements of the inclusionary zoning law for affordable housing development.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7949](#)

BY Craven, Fellela, Corvese, Edwards

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES --SUBDIVISION OF LAND {LC5511/1} (Makes amendments to various provisions relative to subdivision of land review, review stages, special provisions related to development and the procedures for approvals from various permitting authorities.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7950](#)

BY Felix, Potter, Giraldo, Cruz, Batista, Speakman, Henries, Morales

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- SUBDIVISION OF LAND {LC5512/1} (Provides amendments relative to the permitting authority of, and acceptable forms of financial security permissible for construction and/or improvement guarantees relating to the completion of required public improvements.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7951](#)

BY Craven, Fellela, Corvese, Edwards

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- RHODE ISLAND COMPREHENSIVE PLANNING AND LAND USE ACT {LC5542/1} (Provides amendments relative to the compliance and implementation of the comprehensive planning and use act including the conditions upon which limitations may be placed on land use applications by municipalities.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7957](#)

BY Cruz, Tanzi, Speakman, Morales, Potter, Stewart, Ajello, Kislak

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL TENANT'S RIGHT TO LEGAL REPRESENTATION ACT {LC5555/1} (Creates the division of civil representation within the department of housing and require civil representation by a Designated Legal Organization to provide legal representation to all tenants who qualify in eviction proceedings.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7959](#)

BY Perez, Vella-Wilkinson, Batista, Fellela, Diaz, Hull, Felix, Alzate, Sanchez, Bennett

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC5271/1} (Prohibits a landlord from inquiring about the immigration status of a tenant subject to any federal laws or regulations, but may request financial information or proof of identity.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7960](#)

BY Cruz, Tanzi, Morales, Potter, Stewart, Ajello, Kislak, Giraldo, Batista, Alzate

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT -- JUST CAUSE EVICTIONS {LC5308/1} (Provides for just cause evictions for residential landlord tenancies.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7961](#)

BY Cruz, Morales, Potter, Stewart, Ajello, Kislak, Felix, Sanchez

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC5422/1} (Imposes a fine up to \$150 a day on a landlord for failure to deliver a copy of a state or local housing code violation to each residential tenant and a notice to prospective tenants of the building affected by said violation within 30 days of its receipt.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7962](#)

BY Morales, Cruz, Giraldo, Tanzi, Stewart, Diaz, Potter, Kislak, Batista, Speakman ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC5379/1} (Recognizes tenants' unions and provides a procedure whereby the housing resources commission shall administer a hearing process for consolidated complaints filed by tenants' unions, pertaining to the rights and obligations of tenants and landlords.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7963](#)

BY Giraldo, Morales, Alzate, Voas

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC5349/1} (Prohibits a landlord from inquiring about the immigration status of a tenant subject to any federal laws or regulations, but may request financial information or proof of identity.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7964](#)

BY Dawson, Shanley, O'Brien, Casey

ENTITLED, AN ACT RELATING TO PROPERTY -- MORTGAGE FORECLOSURE AND SALE {LC5310/1} (Allows for sending of the notice under power of sale and rights of active military servicemembers by USPS First Class Mail and/or an overnight delivery service, instead of by USPS certified mail return receipt requested.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7965](#)

BY Cruz, Kislak, Felix, Dawson

ENTITLED, AN ACT RELATING TO PROPERTY -- MORTGAGE FORECLOSURE AND SALE {LC5306/1} (Provides prospective owner-occupants a first opportunity to purchase properties acquired through foreclosure and would prohibit bundled foreclosure sales.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [7967](#)

BY Stewart, Morales, Henries, Tanzi, Felix, Cruz, Potter, Giraldo, Sanchez, Batista

ENTITLED, AN ACT RELATING TO PROPERTY -- HOMELESS BILL OF RIGHTS {LC5133/1} (Updates the Homeless Bill of Rights to add rules governing the interaction with encampments and include the right to access clean and sanitary conditions.)

03/05/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [8058](#)

BY Baginski, DeSimone, Slater

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC5669/1} (Prohibits use of algorithm or artificial intelligence to set residential rental amounts and prohibits landlord price fixing of residential rents. Violations constitute a deceptive trade practice and violators are subject to civil suit.)

03/13/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

House Bill No. [8084](#)

BY Fellela, Hull, Shallcross Smith, Messier

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC5699/1} (Modifies the summons for eviction for reasons other than nonpayment of rent with the district court, to add a certificate of service section, and provides the option to post the summons/complaint conspicuously on door of the defendant/tenant's dwelling.)

03/20/2024 Introduced, referred to House Judiciary

03/22/2024 Scheduled for hearing and/or consideration

FOR INFORMATION ON TESTIMONY IN HOUSE COMMITTEES [CLICK HERE](#)
FOR HOUSE COMMITTEE DOCUMENTS [CLICK HERE](#)

TELEVISION AND LIVESTREAM INFORMATION

The meeting will be televised by Capitol Television on: Cox Communications, channels 15 and 61 for high definition; i3Broadband (Formerly Full Channel) on 15; and Verizon, on channel 34.

Livestreaming is available at <https://capitolvri.cablecast.tv>.

ACCOMMODATIONS

The General Assembly strives to make the legislative process accessible to all, anyone needing an accommodation to attend or testify at a legislative hearing, please contact Stacy Custer at scuster@rilegislature.gov or 401-222-7904, at least 48 hours in advance of the scheduled meeting.

Roberta DiMezza

Committee Clerk

222-2258

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