
HOUSE COMMITTEE ON JUDICIARY

NOTICE OF MEETING

DATE: Tuesday, March 18, 2025

TIME: Rise of the House

PLACE: House Lounge - State House

SCHEDULED FOR CONSIDERATION

House Bill No. [5640](#)

(Judiciary)

BY Hull, Slater, Fogarty, Fascia, Sanchez

ENTITLED, AN ACT RELATING TO MOTOR AND OTHER VEHICLES -- PASSING, USE OF LANES, AND RULES OF THE ROAD {LC1498/1} (Adds a provision in the statute relating to one way highways, providing an increased penalty when a motorist travels the wrong way on an interstate highway or an entrance or exit ramp connected to an interstate highway.)

02/26/2025 Introduced, referred to House Judiciary

02/28/2025 Scheduled for hearing and/or consideration

03/04/2025 Committee recommended measure be held for further study

03/14/2025 Scheduled for consideration

House Bill No. [5644](#)

(Dept. of Revenue)

BY Dawson

ENTITLED, AN ACT RELATING TO MOTOR AND OTHER VEHICLES -- NONTRANSPARENT WINDSHIELD AND WINDOWS {LC1768/1} (Provides penalties for second and subsequent violations of installing and possessing a vehicle with sun screening materials in violation of this section.)

02/26/2025 Introduced, referred to House Judiciary

02/28/2025 Scheduled for hearing and/or consideration

03/04/2025 Committee recommended measure be held for further study

03/14/2025 Scheduled for consideration

House Bill No. [5898](#)

(Judiciary)

BY Read, Shallcross Smith, Casimiro, Furtado, Santucci, McNamara, Noret

ENTITLED, AN ACT RELATING TO MOTOR AND OTHER VEHICLES -- RIGHT-OF-WAY {LC1484/1} (Amends the general law relative to right-of-way of pedestrians to reference the schedule of violations for the adjudication of traffic offenses contained in § 31-41.1-4.)

02/28/2025 Introduced, referred to House Judiciary

02/28/2025 Scheduled for hearing and/or consideration

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03/04/2025 Committee recommended measure be held for further study

03/14/2025 Scheduled for consideration

House Bill No. [5929](#)

(Dept. of Revenue)

BY Voas, Casimiro, Alzate

ENTITLED, AN ACT RELATING TO ALCOHOLIC BEVERAGES -- REGULATION OF SALES {LC1265/1} (Prohibits the holding of multiple drivers licenses or identification cards and would change the term "re-constructed salvage" to "rebuilt salvage" for purposes of the Rhode Island salvage law.)

02/28/2025 Introduced, referred to House Judiciary

02/28/2025 Scheduled for hearing and/or consideration

03/04/2025 Committee recommended measure be held for further study

03/14/2025 Scheduled for consideration

SCHEDULED FOR HEARING AND/OR CONSIDERATION

House Bill No. [5103](#)

BY J. Lombardi, Hull, Ajello, Potter, Stewart, Felix

ENTITLED, AN ACT RELATING TO PROPERTY -- RHODE ISLAND FAIR HOUSING PRACTICES ACT {LC109/1} (Prohibits landlords from inquiring about an applicant's prior incarceration and from discriminating against those who have been released from prison.)

01/22/2025 Introduced, referred to House Municipal Government & Housing

01/23/2025 Committee transferred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5127](#)

BY J. Lombardi, Potter, Stewart, Hull, Felix

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC535/1} (Allows a tenant to pay an increased security deposit in monthly increments over the course of a twelve (12) month period.)

01/22/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5181](#)

BY Fellela, Hull, Serpa, Costantino

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC123/1} (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.)

01/24/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5264](#)

BY Potter, Cruz, Giraldo, Ajello, Batista, Stewart, Morales, Diaz, Handy

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC903/1} (Limits rent increases to no more than 4% annually unless the landlord is granted an exemption by the secretary of housing and provides tenants with a civil action to recover damages, including an award of attorneys' fees/punitive damages, for violations.)

01/31/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5446](#)

BY Handy, Dawson, Boylan, Speakman, Carson, McGaw, Fogarty, Kislak, Kazarian, Cruz

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND

TENANT ACT {LC1541/1} (Permits a tenant, at the tenant's expense, to implement energy conservation measures to any dwelling or dwelling unit such as removable weather-stripping around doors and windows.)

02/12/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5503](#)

BY Cruz, Potter, Morales, Giraldo, Stewart, Felix, Tanzi, Batista, J. Lombardi, Ajello

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND

TENANT ACT {LC1598/1} (Provides for just cause evictions for residential landlord tenancies.)

02/13/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5504](#)

BY Serpa, Corvese, Caldwell, Ackerman, Potter, Azzinaro, Read

ENTITLED, AN ACT RELATING TO PROPERTY -- RHODE ISLAND FAIR HOUSING

PRACTICES ACT {LC1378/1} (Tenants with disabilities may request to keep an emotional support animals.)

02/13/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5674](#)

BY Giraldo, Potter, Morales, Stewart, Biah, Tanzi, Felix

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND

TENANT ACT {LC1252/1} (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.)

02/26/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5675](#)

BY Perez, Diaz, Batista, Shallcross Smith, Fellela

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC720/1} (Prohibits a landlord from inquiring about the immigration status of a tenant subject to any federal laws or regulations, but may request financial information.)

02/26/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5676](#)

BY Perez, Batista, Diaz, Shallcross Smith, Fellela

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC652/1} (Limits residential rent increases to ten percent (10%) plus the increase in the Consumer Price Index (CPI) annually.)

02/26/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5677](#)

BY Baginski, Finkelman, Shallcross Smith, Casey

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC1868/1} (Adds a provision that allows a tenant to pay the last month's rent or any other prepaid rent. It also increases the amount that a security deposit can be requested from one to two (2) months of rent.)

02/26/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5721](#)

BY Newberry, Santucci, Fascia, Paplauskas, Quattrocchi, Hopkins

ENTITLED, AN ACT RELATING TO STATE AFFAIRS AND GOVERNMENT -- LEAD HAZARD MITIGATION {LC1030/1} (Allows a landlord that did not obtain a lead certificate pursuant to the lead mitigation laws of chapter 128.1 of title 42 due to the fact that the state lacks the adequate resources to conduct inspections.)

02/26/2025 Introduced, referred to House State Government & Elections

02/27/2025 Committee transferred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5794](#)

BY Craven, Speakman, Spears, Noret, McEntee, Bennett, Solomon, Casimiro, Fogarty, Casey

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- LOCAL PLANNING BOARD OR COMMISSION {LC2154/1} (Provides technical amendments to the chapters on subdivision of land and zoning ordinances for towns and cities.)

02/27/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5795](#)

BY Spears, Speakman, Donovan, McEntee, Knight, Cotter, Boylan, Caldwell, Dawson, O'Brien ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

{LC2155/1} (Amends the administration requirements a zoning ordinance must provide and/or designate and would require that zoning certificates be issued within 20 days of the written request.)

02/27/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5906](#)

BY Casey, Costantino, Chippendale, Finkelman, J. Brien, Phillips, Lima, Noret, Corvese ENTITLED, AN ACT RELATING TO STATE AFFAIRS AND GOVERNMENT -- LEAD

HAZARD MITIGATION {LC2034/1} (Substitutes "housing resources commission" with "department of health" for lead hazard mitigation purposes. It also makes it easier for a property owner to release funds put into an escrow account, if needed to make required repairs or improvements.)

02/28/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5916](#)

BY Stewart, Cruz, J. Lombardi, Giraldo, Tanzi, Morales, Speakman, Handy, Alzate, Kislak ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND

TENANT ACT {LC1863/1} (Increases the notification time about rent increases and termination of tenancy for month-to-month tenants.)

02/28/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5917](#)

BY Casey, Solomon, Chippendale, J. Brien, Finkelman, Baginski, Phillips, Lima, Noret, Corvese ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND

TENANT ACT {LC1493/1} (Limits the mandatory rental registry to properties constructed prior to 1978, and further push out the effective date of registration to September 1, 2025, with the penalty clause becoming effective as of October 1, 2025.)

02/28/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5918](#)

BY Casey, Costantino, Chippendale, Finkelman, J. Brien, Phillips, Baginski, Lima, Noret, Corvese

ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND

TENANT ACT {LC2063/1} (Requires landlords of residential properties built before 1978 to register lead hazard mitigation information with the department of health and the information would be private and only accessible by specific entities.)

02/28/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5919](#)

BY Baginski, Read, J. Brien, Lima, Corvese

ENTITLED, AN ACT RELATING TO PROPERTY -- TRESPASS AND VANDALISM --

RESIDENTIAL LANDLORD TENANT ACT {LC1870/1} (Defines squatter as a person occupying a dwelling unit who is not authorized by the property owner, landlord or tenant to occupy the unit and provides remedies for property owner including police assistance to remove a squatter.)

02/28/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5920](#)

(Commission for Human Rights)

BY Ajello, Cotter, Tanzi, Alzate, Potter, Shallcross Smith, McGaw, Corvese, Boylan

ENTITLED, AN ACT RELATING TO PROPERTY -- RHODE ISLAND FAIR HOUSING

PRACTICE ACT {LC1880/1} (Amends the Rhode Island Fair Housing Practices Act.)

02/28/2025 Introduced, referred to House Judiciary

03/14/2025 Scheduled for hearing and/or consideration

House Bill No. [5921](#)

BY Cruz, Morales, Potter, Kislak, Alzate, Furtado

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- HOUSING MAINTENANCE

AND OCCUPANCY CODE {LC1975/1} (Allows for a tenant to withhold payment of rent, and deposit the rent accruing into an escrow bearing account, upon the issuance of a second notice of violation by an enforcing officer for any state or local minimum housing code enforcement agency.)

02/28/2025 Introduced, referred to House Judiciary

03/14/2025 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://capitoltvri.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
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