
SENATE COMMITTEE ON HOUSING & MUNICIPAL GOVERNMENT

**PROPOSED SUB A HAS BEEN ADDED FOR S-495
S-981 HAS BEEN ADDED**

NOTICE OF MEETING

DATE: Thursday, May 8, 2025

TIME: Rise of the Senate

PLACE: Room 212 - State House

SCHEDULED FOR CONSIDERATION

Senate Bill No. [495](#)

BY Gu, Burke, Kallman, Bissaillon, Tikoian

ENTITLED, AN ACT RELATING TO STATE AFFAIRS AND GOVERNMENT -- RHODE ISLAND COMMERCE CORPORATION -- HOUSING DEVELOPMENT {LC1644/1}

(Authorizes the establishment of a RI housing champion designation program. This program would make qualified municipalities eligible to receive preferential access to state resources, including discretionary state infrastructure funds, as available.)

02/26/2025 Introduced, referred to Senate Housing and Municipal Government

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

03/20/2025 Committee recommended measure be held for further study

05/02/2025 Scheduled for consideration

SCHEDULED FOR HEARING AND/OR CONSIDERATION

Senate Bill No. [276](#)

BY Bell, Murray, Valverde, Urso, Bissaillon, Mack, Quezada, Kallman, Acosta

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING

ORDINANCES--PROMOTION OF NEIGHBORHOOD CHARACTER AND SMART GROWTH

{LC266/1} (Amends several sections of chapter 24 of title 45, entitled "zoning ordinances," also known as the "Rhode Island zoning enabling act of 1991," with the intent of preserving neighborhood character and promoting smart growth.)

02/13/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [504](#)

BY Kallman, Thompson, Zurier, Mack, DiPalma, Murray, Bissaillon, DiMario, Bell

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- SUBDIVISION OF LAND --

ZONING ORDINANCES {LC1475/1} (Requires cities and towns to permit attached single-family dwellings in any residential zoning districts and each such dwelling would be entitled to its own parcel thorough subdivision regardless lot size or base zone standards.)

02/26/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [505](#)

BY Pearson, Thompson, DiMario, Sosnowski, Euer

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

{LC1589/1} (Permit but not mandate, a municipality to allow certain requirements as exceptions to statewide treatment of ADUs to max of 800 sq. ft., owner, family member and caretaker occupation.)

02/26/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [708](#)

BY Bissaillon, Kallman, Burke, Bell, Mack

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

{LC1633/1} (Municipalities required to amend zoning ordinances, to include special listed provisions, to authorize development incentives to increase development density or dimensional flexibility, identify provisions to promote and regulate commercial developments.)

03/07/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [709](#)

BY Mack, Euer, Bissaillon, Kallman

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- HOUSING MAINTENANCE AND OCCUPANCY CODE -- NOTICE OF VIOLATIONS {LC851/1}

03/07/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [715](#)

BY Mack, Bissaillon, Kallman, Quezada, Bell

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

{LC2039/1} (Limits municipal minimum lot sizes for residential use to 2,500 sq ft near transit, 5,000 sq. ft with water/sewer, and 1 acre otherwise, while protecting farmlands, forests, and wetlands, and requiring zoning updates to comply.)

03/07/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [717](#)

BY Gu, DiMario, Mack, Bissaillon, Kallman, Burke

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

{LC2177/1} (Requires that affordable housing would be provided for with some developments.)

03/07/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [798](#)

BY Mack, Kallman, DiMario

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- MULTIFAMILY HOUSING ACT {LC822/1} (Requires single-family residential zoning in municipalities with populations of over forty-thousand (40,000) to allow middle housing and mandates that those municipalities adopt zoning regulations for middle housing.)

03/14/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [978](#)

BY Britto, McKenney, Ciccone, Felag, Murray, Patalano, Thompson

ENTITLED, AN ACT RELATING TO HEALTH AND SAFETY -- STATE BUILDING CODE {LC1521/1} (Requires the state building commissioner to implement electronic permitting for any category of state or local permit authorized under state law to significantly impact the expediency of construction and development.)

04/16/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [963](#)

BY Mack, Bissaillon, Zurier, Quezada, DiMario

ENTITLED, AN ACT RELATING TO TAXATION -- LEVY AND ASSESSMENT OF LOCAL TAXES {LC1613/1} (Provides an 8% tax rate for those properties that are encumbered by a deed restriction for low-income housing set at 80% or 60% of adjusted median income established by HUD.)

04/10/2025 Introduced, referred to Senate Housing and Municipal Government

04/18/2025 Scheduled for hearing and/or consideration

04/21/2025 Meeting postponed

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [942](#)

BY Bissaillon, Burke, Mack, Gu, DiMario, LaMountain

ENTITLED, AN ACT RELATING TO TAXATION -- LEVY AND ASSESSMENT OF LOCAL TAXES {LC2682/1} (Makes certain technical amendments /clarifications to the statutes relating to the assessment of real property and the timing and process to appeals thereof.)

04/04/2025 Introduced, referred to Senate Housing and Municipal Government

04/18/2025 Scheduled for hearing and/or consideration

04/21/2025 Meeting postponed

04/29/2025 Scheduled for hearing and/or consideration

05/01/2025 Committee postponed at request of sponsor

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [723](#)

BY Thompson, Murray, Tikoian, Appollonio, Pearson

ENTITLED, AN ACT RELATING TO TAXATION -- LEVY AND ASSESSMENT OF LOCAL TAXES {LC1985/1} (Exempts certain cities and towns whose communities exceed the low and moderate income housing threshold from the tax of the previous year's gross scheduled rental income.)

03/07/2025 Introduced, referred to Senate Housing and Municipal Government

04/18/2025 Scheduled for hearing and/or consideration

04/21/2025 Meeting postponed

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [712](#)

BY DiMario, Euer

ENTITLED, AN ACT RELATING TO WATERS AND NAVIGATION -- WATER RESOURCES MANAGEMENT -- NEW SHOREHAM {LC2323/1} (Provides that municipal water supply entities, including New Shoreham and Jamestown, be required to provide water service to only its designated service areas.)

03/07/2025 Introduced, referred to Senate Housing and Municipal Government

04/18/2025 Scheduled for hearing and/or consideration

04/21/2025 Meeting postponed

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [980](#)

BY DiMario, Sosnowski

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- GENERAL POWERS {LC2721/1} (Increases the landing fee for the town of New Shoreham from fifty cents (\$.50) to one dollar and seventy-five cents (\$1.75).)

04/16/2025 Introduced, referred to Senate Housing and Municipal Government

04/18/2025 Scheduled for hearing and/or consideration

04/21/2025 Meeting postponed

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [1009](#)

BY DiMario

ENTITLED, AN ACT RELATING TO TAXATION -- LEVY AND ASSESSMENT OF LOCAL TAXES {LC2807/1} (Allows the town council of New Shoreham to adopt a tax classification plan in accordance with the provisions of this section, to be applicable to taxes on or after the assessment date of December 31, 2025.)

05/02/2025 Introduced, referred to Senate Housing and Municipal Government

05/02/2025 Scheduled for hearing and/or consideration

Senate Bill No. [981](#)

BY Zurier, Britto

ENTITLED, AN ACT RELATING TO STATE AFFAIRS AND GOVERNMENT -- ENERGY FACILITY SITING ACT {LC2703/1} (Allows for measures to advance the undergrounding of certain utility cables and to have the same funded through utility rate increases to the cities of Providence and East Providence.)

04/16/2025 Introduced, referred to Senate Housing and Municipal Government

04/18/2025 Scheduled for hearing and/or consideration

04/21/2025 Meeting postponed

04/29/2025 Scheduled for hearing and/or consideration

05/01/2025 Committee postponed at request of sponsor

05/05/2025 Scheduled for hearing and/or consideration

PROPOSED SUBSTITUTE

Senate Bill No. [495 SUB A](#)

{LC1644/A/1}

TESTIMONY SUBMITTAL

*Written Testimony must be submitted prior to 3:00 PM on Thursday, May 8, 2025, in order for it to be provided to the members of the committee at the hearing and to be included in the meeting records.

IMPORTANT NOTICE

Written testimony sent to the Senate and House is posted to this website. Do not submit any information that you do not want available to the public. Once written testimony is posted to the General Assembly website, submitted documents may be viewable via internet search engines.

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. Senate committee hearings may also air on Channel 75 for Cox Subscribers. Livestreaming is available at <https://capitolvri.cablecast.tv>

Alex Rocha

Committee Clerk

401-222-2381

SLegislation@rilegislature.gov

POSTED: FRIDAY, MAY 2, 2025, 4:33 PM

LAST REVISED: MONDAY, MAY 5, 2025, 2:07 PM

PROPOSED SUBSTITUTE: WEDNESDAY, MAY 7, 2025, 2:32 PM