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# SENATE COMMITTEE ON HOUSING & MUNICIPAL GOVERNMENT

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## NOTICE OF MEETING

**DATE:** Thursday, March 26, 2026

**TIME:** Rise of the Senate

**PLACE:** Room 212 - State House

## SCHEDULED FOR HEARING AND/OR CONSIDERATION

### Senate Bill No. [2035](#)

**BY Thompson, Pearson**

**ENTITLED,** AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC3407/1} (Requires that accessory dwelling units be allowed by right only if the property is owner-occupied and has been so occupied for at least 5 years.)

01/09/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

### Senate Bill No. [2264](#)

**BY Mack, Bissaillon, Kallman, Quezada, Gu**

**ENTITLED,** AN ACT RELATING TO MILITARY AFFAIRS AND DEFENSE -- EMERGENCY MANAGEMENT {LC3430/1} (Provides for warming center and cooling center alerts to trigger certain procedures municipalities shall follow during extreme heat or cold to help at-risk individuals with resources including, but not limited to, warming and cooling centers.)

01/23/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

### Senate Bill No. [2273](#)

**BY DiMario, Bissaillon, Vargas, Rogers, Quezada, Burke, Acosta, Kallman, Valverde, Gu**

**ENTITLED,** AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC3638/1} (Sets the zoning statewide for “family child care homes” to no fewer than twelve (12) children maximum.)

01/23/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

### Senate Bill No. [2269](#)

**BY Mack, Bissaillon, Kallman, Euer, Gu**

**ENTITLED,** AN ACT RELATING TO TOWNS AND CITIES -- HOUSING MAINTENANCE AND OCCUPANCY CODE -- NOTICE OF VIOLATIONS {LC3403/1} (Requires a housing code enforcement officer to give a copy of any housing code violation notice to all tenants of the building affected by an alleged housing code violation, along with any hearing dates scheduled for the violation.)

01/23/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2423](#)**

**BY Britto, Bissaillon, McKenney, Ciccone, Urso, Raptakis, Appollonio**

**ENTITLED, AN ACT RELATING TO HEALTH AND SAFETY -- STATE BUILDING CODE {LC4348/1} (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.)**

01/30/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2122](#)**

**BY Gu, Zurier, Vargas, Kallman, Valverde, Urso, Thompson, Bell**

**ENTITLED, AN ACT RELATING TO BUSINESSES AND PROFESSIONS -- REAL ESTATE SALES DISCLOSURES {LC4024/1} (Modifies the real estate sales disclosure form to include the disclosure of “blower door diagnostic air leakage testing” and advises that air leakage testing is recommended prior to purchasing a residential unit.)**

01/16/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2424](#)**

**BY Famiglietti, Appollonio, Patalano, Bissaillon, Ciccone, Tikoian, Dimitri, Thompson, LaMountain, Britto**

**ENTITLED, AN ACT RELATING TO BUSINESSES AND PROFESSIONS -- REAL ESTATE SALES DISCLOSURES {LC4339/1} (Requires radon testing within one year of any residential real estate transaction and the installation of a radon mitigation system if unsafe radon levels are present, at the seller's expense.)**

01/30/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2632](#)**

**BY Ciccone, Tikoian**

**ENTITLED, AN ACT RELATING TO HEALTH AND SAFETY -- STATE BUILDING CODE {LC4996/1} (Amends the state building code and would require that the state adopt the 2024 International Residential Code and prohibit the state building committee from adopting amendments for one to four residential dwelling units until 2030.)**

02/13/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2691](#)**

**BY Gu, Euer, DiMario, Murray, Burke**

**ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING {LC5175/1} (Eliminates mandated housing densities/density bonuses for public drinking water supply watersheds/groundwater. Requires densities not exceed water availability, introduce pollution, stay within public water or sewer system capacity limits.)**

02/27/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2697](#)**

**BY Gu, Kallman, McKenney, DiMario, Burke**

**ENTITLED**, AN ACT RELATING TO TAXATION -- REAL ESTATE CONVEYANCE TAX {LC4734/1} (Allows a municipality to set its own conveyance tax rate for residential properties sold in excess of \$900,000.00 at \$10 per \$500. Provides collected taxes to be in a restricted account and distributed within 2 years for affordable housing.)

02/27/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2704](#)**

**BY Gu, Bissaillon, McKenney, Murray, Burke, Mack, DiMario, Kallman**

**ENTITLED**, AN ACT RELATING TO PUBLIC PROPERTY AND WORKS -- ACQUISITION OF LAND {LC5503/1} (Provides that cities or towns may, by ordinance, designate "special ways" throughout the city or town which would be subject to alternative regulations to preserve its cultural, historic or scenic character.)

02/27/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2909](#)**

**BY Thompson, Murray**

**ENTITLED**, AN ACT RELATING TO HEALTH AND SAFETY -- STATE BUILDING CODE {LC5762/1} (Allows for building inspectors to conduct "virtual inspections" or utilize photographic evidence, at the building official's discretion, from time to time during and upon completion of the work for which the building official has issued a permit.)

03/04/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2911](#)**

**BY LaMountain, Burke, Dimitri, Felag, Bissaillon**

**ENTITLED**, AN ACT RELATING TO HEALTH AND SAFETY -- STATE BUILDING CODE -- ADMINISTRATION AND ENFORCEMENT {LC5516/1} (Permits property owners or contractors to utilize an independent building inspector if the municipality's building inspector does not inspect the property within twenty days of notification.)

03/04/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [3095](#)**

(Quonset)

**BY Britto, McKenney, Urso, DiPalma, Murray, LaMountain**

**ENTITLED**, AN ACT RELATING TO PUBLIC UTILITIES AND CARRIERS -- MUNICIPAL STREETLIGHT INVESTMENT ACT {LC4903/1} (Permits the Quonset Development Corporation to acquire, own, maintain, and control all streetlights located within the Quonset Business Park.)

03/13/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [3096](#)**

(Quonset)

**BY Britto, DiMario, Urso, Bissaillon, Sosnowski, Murray**

**ENTITLED, AN ACT RELATING TO HIGHWAYS -- CONSTRUCTION AND MAINTENANCE OF STATE ROADS {LC4905/1}** (Provides that roads located within the Quonset Business Park be under the control of the Quonset Development Corporation.)

03/13/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [3097](#)**

(Dept. of Transportation)

**BY Britto, McKenney, Burke, Urso, Bissaillon**

**ENTITLED, AN ACT RELATING TO MOTOR AND OTHER VEHICLES -- EQUIPMENT AND ACCESSORIES GENERALLY {LC5136/1}** (Requires every vehicle that operates in intrastate commerce be permanently marked with a US DOT Number effective April 1, 2027.)

03/13/2026 Introduced, referred to Senate Housing and Municipal Government

03/20/2026 Scheduled for hearing and/or consideration

**TESTIMONY SUBMITTAL**

\*Written Testimony must be submitted prior to 3:00 PM on Thursday, March 26, 2026, 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>

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