

---

# SENATE COMMITTEE ON HOUSING & MUNICIPAL GOVERNMENT

---

## NOTICE OF MEETING

**DATE:** Thursday, April 2, 2026

**TIME:** Rise of the Senate

**PLACE:** Room 212 - State House

### **SCHEDULED FOR CONSIDERATION**

**House Bill No. [7661](#)**

**BY McGaw, Cortvriend**

**ENTITLED,** AN ACT RELATING TO TAXATION -- LEVY AND ASSESSMENT OF LOCAL TAXES {LC5089/1} (Enables the town of Portsmouth to adopt, repeal, or modify their tax classification plan for any tax year on and after December 31, 2026.)

02/11/2026 Introduced, referred to House Municipal Government & Housing

02/19/2026 Scheduled for hearing and/or consideration

02/26/2026 Committee recommended measure be held for further study

02/27/2026 Scheduled for consideration

03/05/2026 Committee recommends passage

03/06/2026 Placed on House Calendar

03/12/2026 House read and passed

03/13/2026 Referred to Senate Housing and Municipal Government

03/27/2026 Scheduled for consideration

### **SCHEDULED FOR HEARING AND/OR CONSIDERATION**

**Senate Bill No. [2270](#)**

**BY Sosnowski**

**ENTITLED,** AN ACT RELATING TO TAXATION -- SITUS AND OWNERSHIP OF TAXABLE PROPERTY {LC3981/1} (Clarifies that buildings on leased land in the town of South Kingstown shall be taxed as real estate whether or not the leases are in writing or recorded.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2897](#)**

**BY Quezada, Mack, Bissaillon**

**ENTITLED,** AN ACT RELATING TO TAXATION -- PROPERTY SUBJECT TO TAXATION {LC5975/1} (Exempts from taxation the real and tangible personal property of MAP Behavioral Health Services, Inc. and MAP Development Corporation, located in the city of Providence.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [3030](#)**

**BY Raptakis, Rogers, E Morgan, Burke**

**ENTITLED**, AN ACT RELATING TO TOWNS AND CITIES -- SUBDIVISION OF LAND {LC5954/1} (Requires that in the town of Coventry, local regulations shall require approval of the permitting authority for both private and public improvements prior to final plan approval.)

03/05/2026 Introduced, referred to Senate Housing and Municipal Government

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2272](#)**

**BY Mack, Bissaillon, Kallman**

**ENTITLED**, AN ACT RELATING TO TOWNS AND CITIES -- MULTIFAMILY HOUSING ACT {LC3413/1} (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.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2274](#)**

**BY Dimitri, Tikoian, Patalano, Famiglietti, Rogers, E Morgan, Paolino, Ciccone, de la Cruz, Raptakis**

**ENTITLED**, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING {LC3951/1} (Changes the residential limit for any substantial multi-family housing project not to exceed forty thousand (40,000) residents according to the United States Census Bureau.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2275](#)**

**BY Rogers, E Morgan, Patalano, Thompson, de la Cruz, Dimitri, Burke, Raptakis, Paolino, Tikoian**

**ENTITLED**, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING -- PROCEDURE FOR APPROVAL OF CONSTRUCTION {LC4060/1} (Restores the requirement that a local review board issue findings for denial in reviewing a comprehensive permit request and clarifies that affordable housing units shall be included in each town and city when the building permits for units are granted.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2421](#)**

(by request)

**BY Tikoian**

**ENTITLED**, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING {LC4483/1} (Prohibits contractors from submitting a single application to a local review board seeking a comprehensive permit for housing projects in certain circumstances.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2265](#)**

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

**ENTITLED**, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC3404/1} (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.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2578](#)**

(by request)

**BY Ujifusa**

**ENTITLED**, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC4950/1} (Permits but not directs a municipality to establish, by ordinance, certain requirements regarding accessory dwelling units regarding ownership for 5 years, non-family ADUs to be rented at affordable rates and limit size to 1,000 sq. ft.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2907](#)**

**BY Gu, Bissaillon, Burke, Mack, Kallman**

**ENTITLED**, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC5536/1} (Clarifies the means by which attached single-family dwelling units may be created, recorded, and regulated as subdivisions of an existing lot under current zoning ordinance law.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2692](#)**

**BY Bissaillon, Burke, McKenney**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- CONDOMINIUM LAW {LC5695/1} (Requires condominium associations to conduct structural surveys and reserve studies, fund reserves at 15%, and plan for repairs.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2702](#)**

**BY Murray, Thompson**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- CONDOMINIUM LAW {LC5728/1} (Requires condominium associations to charge a reduced fee to update a condominium resale certificate after issuance of the initial certificate.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2896](#)**

**BY McKenney, Bissaillon, Appollonio, Famiglietti, Murray**

**ENTITLED, AN ACT RELATING TO PROPERTY -- CONDOMINIUM OWNERSHIP**

{LC5233/1} (Clarifies how condominium insurance deductibles and unpaid losses are divided between associations and unit owners, require owners to insure units if associations do not, and allow boards to manage and use insurance proceeds for repairs.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2899](#)**

**BY McKenney, Raptakis, Britto, Zurier, Bissaillon**

**ENTITLED, AN ACT RELATING TO PROPERTY -- CONDOMINIUM LAW {LC5047/1}**

(Amends various sections of the condominium law to enhance transparency and establish a condominium ombudsman.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2900](#)**

**BY Valverde, Ujifusa, Gu, Famiglietti, Lauria, Kallman**

**ENTITLED, AN ACT RELATING TO PROPERTY -- CONDOMINIUM LAW {LC5569/1}**

(Restricts increases in monthly common expenses and limit special assessments to cover unforeseen costs not included in the condo association's approved annual budget for common expenses where the minority of the units are deed-restricted units.)

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

03/27/2026 Scheduled for hearing and/or consideration

**Senate Resolution No. [2906](#)**

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

**ENTITLED, JOINT RESOLUTION CREATING A SPECIAL LEGISLATIVE COMMISSION TO STUDY CURRENT CONDOMINIUM LAW AND PROVIDE RECOMMENDATIONS FOR IMPROVEMENTS TO TRANSPARENCY, ACCOUNTABILITY AND ONGOING**

**AFFORDABILITY OF CONDOMINIUMS IN RHODE ISLAND {LC5528/1}** (Creates a

16-member commission to study current condominium law and provide recommendations for

improvements, and who would report back to the General Assembly by December 31, 2027, and would expire on March 15, 2028.)

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

03/27/2026 Scheduled for hearing and/or consideration

## **TESTIMONY SUBMITTAL**

\*Written Testimony must be submitted prior to 3:00 PM on Thursday, April 2, 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>

Alex Rocha  
Committee Clerk  
401-222-2381  
[SLegislation@rilegislature.gov](mailto:SLegislation@rilegislature.gov)

**POSTED: FRIDAY, MARCH 27, 2026, 6:08 PM**