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# SENATE COMMITTEE ON JUDICIARY

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**PROPOSED SUB A FOR S-3136 HAS BEEN ADDED  
S-2291 WILL NOT BE HEARD AT THIS TIME**

## NOTICE OF MEETING

**DATE:** Tuesday, April 28, 2026  
**TIME:** Rise of the Senate  
**PLACE:** Room 313 - State House

## SCHEDULED FOR HEARING AND/OR CONSIDERATION

**Senate Bill No. [2291](#)**

**~~BY Murray, Euer, Bissaillon, DiMario, Gu, Lauria, Urso~~**

**~~ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND  
TENANT ACT -- RHODE ISLAND SURVIVOR EARLY LEASE TERMINATION ACT~~**

~~{LC4389/1} (Grants tenants that are the victim of various forms of abuse including, but not limited to, sexual and domestic abuse and stalking, the right to terminate a lease agreement early without penalty or liability for rent.)~~

~~01/23/2026 Introduced, referred to Senate Judiciary~~

~~04/24/2026 Scheduled for hearing and/or consideration~~

**Senate Bill No. [2289](#)**

**BY Gallo, Tikoian, Ciccone, DiPalma**

**ENTITLED, AN ACT RELATING TO PROPERTY -- RHODE ISLAND FAIR HOUSING  
PRACTICES ACT {LC3786/1} (Allows a tenant with a disability who needs a service animal or an**

**emotional support animal to house the animal on the rented premises.)**

01/23/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2294](#)**

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

**ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND  
TENANT ACT -- JUST CAUSE EVICTIONS {LC3385/1} (Provides for just cause evictions for**

**residential landlord tenancies.)**

01/23/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2305](#)**

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

**ENTITLED, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND  
TENANT ACT {LC3405/1} (Removes the five (5) year waiting period for filing a motion to seal an**

**eviction court file. It also deletes the numerical limitation on filing seal requests.)**

01/23/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2592](#)**

**BY Kallman, Gu, DiMario, Mack, Britto, Bissailon, Urso, Valverde**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- RHODE ISLAND FAIR HOUSING PRACTICE ACT {LC4464/1} (Amends the Rhode Island Fair Housing Practices Act to clarify housing-status enforcement, ban discriminatory housing notices, align state law with federal standards and remove a ban on public discussion of fair housing cases.)

02/13/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2617](#)**

**BY Burke, Raptakis**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC5072/1} (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.)

02/13/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2734](#)**

**BY Gu, Bissailon, DiMario, Euer, Burke, Murray, Kallman, LaMountain**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC4471/1} (Requires landlords who rent shoreline property to provide their tenants, before the start of the tenancy, with a detailed, written disclosure regarding their shoreline access rights.)

02/27/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2972](#)**

**BY Mack, Kallman, DiMario, Bissailon, Murray, Gu**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- RESIDENTIAL TENANT'S RIGHT TO LEGAL REPRESENTATION ACT {LC3395/1} (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.)

03/04/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2973](#)**

**BY Mack, Bissailon, Kallman, Gu, DiMario**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC5287/1} (Provides that landlords would pay interest on security deposits in residential landlord-tenant matters.)

03/04/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [3163](#)**

**BY Mack, LaMountain**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT {LC6154/1} (Allows sealing of eviction records for defective complaint or lack of jurisdiction for individuals between the ages of eighteen (18) and twenty-one (21) who didn't sign the lease.)

03/27/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2050](#)**

**BY Euer, Appollonio, Famiglietti, E Morgan, McKenney, Valverde, Quezada, Patalano, Lauria**

**ENTITLED**, AN ACT RELATING TO PROBATE PRACTICE AND PROCEDURE -- UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT {LC3228/1} (Allows an owner or owners of real property to execute a deed that names one or more beneficiaries who will obtain title to the property at the owner's death without the necessity of probate.)

01/09/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2591](#)**

**BY Kallman, Mack, Bissaillon, DiMario, Euer, Ujifusa, Acosta**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- FAIR CHANCE IN HOUSING BACKGROUND CHECKS ACT {LC4187/1} (Limits how landlords use criminal history in rental decisions by delaying background checks until after a conditional offer has been made, restricting which records may be considered, banning discriminatory ads, and providing enforcement and penalties.)

02/13/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2713](#)**

**BY de la Cruz, Rogers**

**ENTITLED**, AN ACT RELATING TO TAXATION -- PROPERTY EQUITY PROTECTION ACT {LC5510/1} (Establishes the Property Equity Protection Act to protect property owners from losing their equity when their property is seized to pay a debt to the government by allowing ample time to pay off the debt and adequate notice of due process.)

02/27/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [2956](#)**

**BY E Morgan, Raptakis, Rogers, Dimitri, Gu, Urso, Thompson, Paolino, Ciccone, Burke**

**ENTITLED**, AN ACT RELATING TO PROPERTY -- TITLE FRAUD PREVENTION ACT {LC5519/1} (Provides measures to prevent title fraud by authorizing the recorder of deeds to require the production of a government-issued photographic identification card before recording a deed or certain other instruments.)

03/04/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [3039](#)**

**BY Quezada**

**ENTITLED,** AN ACT RELATING TO WATERS AND NAVIGATION -- COASTAL RESOURCES MANAGEMENT COUNCIL {LC5315/1} (Authorizes a property owner to pursue reasonable actions to protect their property from coastal hazards that affect life, infrastructure, or essential land uses without prior approval.)

03/05/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [3136](#)**

**BY Britto, Burke, Murray**

**ENTITLED,** AN ACT RELATING TO BUSINESSES AND PROFESSIONS -- REAL ESTATE BROKERS AND SALESPERSONS {LC6171/1} (Requires any person in the business of selling, assigning or buying an equitable interest in real estate without taking legal title to such property, to be licensed as a real estate broker or salesperson and to comply with the disclosure requirements.)

03/20/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**Senate Bill No. [3228](#)**

**BY Ciccone, Bissailon, Raptakis, Thompson**

**ENTITLED,** AN ACT RELATING TO MOTOR AND OTHER VEHICLES -- AUTOMATED TRAFFIC VIOLATION MONETARY SYSTEMS {LC4028/1} (Extends the sunseting of the "Don't Block the Box" automated traffic detection systems from January 15, 2027, to January 15, 2030.)

04/20/2026 Introduced, referred to Senate Judiciary

04/24/2026 Scheduled for hearing and/or consideration

**PROPOSED SUBSTITUTE**

**Senate Bill No. [3136 SUB A](#)**

{LC6171/A/1}

## **TESTIMONY SUBMITTAL**

\*Written Testimony must be submitted prior to 3:00 PM on Tuesday, April 28, 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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**POSTED: FRIDAY, APRIL 24, 2026, 3:44 PM**

**LAST REVISED: FRIDAY, APRIL 24, 2026, 4:18 PM**

**PROPOSED SUBSTITUTE: MONDAY, APRIL 27, 2026, 3:22 PM**