
SENATE COMMITTEE ON HOUSING & MUNICIPAL GOVERNMENT

PROPOSED SUB A HAVE BEEN ADDED FOR S-2036, S-2123, S-2424, S-2800, S-2692, S-2896 & S-2899

NOTICE OF MEETING

DATE: Tuesday, May 12, 2026

TIME: Rise of the Senate

PLACE: Room 212 - State House

SCHEDULED FOR CONSIDERATION

Senate Bill No. [2123](#)

BY Urso, Kallman, Britto, Acosta

ENTITLED, AN ACT RELATING TO TAXATION -- PROPERTY SUBJECT TO TAXATION {LC3218/1} (Exempts from taxation the real and tangible personal property of Blackstone Valley Advocacy Center located in the city of Pawtucket.)

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

02/27/2026 Scheduled for hearing and/or consideration

03/05/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for consideration

Senate Bill No. [2036](#)

BY Ujifusa, Felag, Lauria

ENTITLED, AN ACT RELATING TO TAXATION -- PROPERTY SUBJECT TO TAXATION {LC3148/1} (Exempts from taxation the real and tangible personal property of Blithewold, Inc., located at 101 Ferry Road, Bristol, Rhode Island.)

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

02/27/2026 Scheduled for hearing and/or consideration

03/05/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for 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

03/26/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for consideration

Senate Bill No. [2694](#)

BY Felag, Raptakis, Burke, Tikoian, Appollonio, Euer, Britto, Bissaillon, Ciccone, E Morgan, DiPalma

ENTITLED, AN ACT RELATING TO HEALTH AND SAFETY -- STATE BUILDING CODE--DISABLED VETERAN HOME MODIFICATION ACT {LC4845/1} (Prohibits the imposition of fees associated with home modifications that are specifically required to accommodate a veteran's disability.)

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

04/03/2026 Scheduled for hearing and/or consideration

04/09/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for 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

04/02/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for 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

04/02/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for 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

04/02/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for consideration

Senate Bill No. [2913](#)

BY Vargas, Famiglietti, Patalano, Urso, Thompson, Murray

ENTITLED, AN ACT RELATING TO PUBLIC UTILITIES AND CARRIERS -- OPERATION OF RAILROADS GENERALLY {LC5885/1} (Provides that no train or light engine used in connection with the movement of freight be operated unless it had a crew consisting of at least 2 persons and includes the imposition of fines upon a company, individual or business for violations.)

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

03/09/2026 Scheduled for hearing and/or consideration

03/12/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for consideration

Senate Bill No. [2800](#)

BY Bissaillon, LaMountain

ENTITLED, AN ACT RELATING TO PROPERTY -- ABANDONED PROPERTY {LC4500/1} (Provides that energy storage systems located on abandoned or contaminated property be permitted by right as a permitted use and not considered to have negative environmental impacts.)

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

04/03/2026 Scheduled for hearing and/or consideration

04/09/2026 Committee recommended measure be held for further study

05/08/2026 Scheduled for consideration

SCHEDULED FOR HEARING AND/OR CONSIDERATION

Senate Bill No. [2895](#)

BY Tikoian

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC5941/1} (Allows the town of Smithfield to determine its density bonuses based upon its underlying zoning.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [3094](#)

(by request)

BY Tikoian

ENTITLED, AN ACT RELATING TO PROPERTY -- HOMEOWNERS ASSOCIATION LAW {LC6103/1} (Creates the homeowners association law to provide operational procedures for residential communities subject to the management of a homeowner association.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2044](#)

BY Raptakis, Rogers

ENTITLED, AN ACT RELATING TO WATERS AND NAVIGATION -- WATER RESOURCES MANAGEMENT {LC3450/1} (Requires 10% of all rental fees collected by the water resources board pursuant to a lease with the Coventry Pines Golf Club be paid to the town of Coventry and 10% to the Central Coventry Fire District.)

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

*** Senate Bill No. 2044 Continued on Next Page**

*** Senate Bill No. 2044 Continued from Previous Page**

04/10/2026 Scheduled for hearing and/or consideration

04/16/2026 Meeting postponed

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2580](#)

(by request)

BY Felag, DiPalma

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- TIVERTON'S NEW CONSTRUCTION PROJECTS ACT {LC5241/1} (Sets timelines for Tiverton's new construction, including one year for final approval, two (2) years for building permits, and temporary inclusion of units in the town's count until completion or three (3) years, whichever comes first.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2581](#)

(by request)

BY Felag, DiPalma

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING {LC5234/1} (Allows the town of Tiverton, with an aggregate of 500 or more units proposed in a comprehensive permit project, to enact a short-term emergency moratorium until the permit laws are amended.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2582](#)

(by request)

BY Felag, DiPalma

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING {LC5235/1} (Allows the town of Tiverton, with an aggregate of 500 or more units proposed in a comprehensive permit project, to enact a short-term emergency moratorium until the permit laws are amended.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2583](#)

(by request)

BY Felag, DiPalma

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- RHODE ISLAND COMPREHENSIVE PLANNING AND LAND USE ACT--COMPREHENSIVE PERMITS PROHIBITED IN WATERSHED OVERLAY PROTECTION {LC5243/1} (Prohibits applications for a comprehensive permit under the Rhode Island comprehensive planning and land use regulation act in any watershed overlay protection district located in the town of Tiverton.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2585](#)

(by request)

BY DiPalma, Felag

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING {LC5232/1} (Requires the Rhode Island housing authority to verify and document the count of affordable housing stock in the town of Tiverton two (2) times per year.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2586](#)

(by request)

BY DiPalma, Felag

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING {LC5237/1} (Permits the town of Tiverton to require additional testing, to be performed by and at the expense of the developer, to ensure that there is no dewatering or loss of effective recharge to surrounding wells within close proximity of the new construction.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2588](#)

(by request)

BY DiPalma, Felag

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES {LC5245/1} (Allows the town of Tiverton to determine its density bonuses based upon its underlying zoning.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2589](#)

(by request)

BY DiPalma, Felag

ENTITLED, AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING -- TIVERTON {LC5236/1} (Prohibits applications filed in the town of Tiverton, for comprehensive permit projects, for low- and moderate-income housing, to include accessory dwelling units.)

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

05/08/2026 Scheduled for hearing and/or consideration

Senate Bill No. [2894](#)

(by request)

BY DiPalma, Felag

ENTITLED, AN ACT RELATING TO STATE AFFAIRS AND GOVERNMENT -- RHODE ISLAND HOUSING RESOURCES ACT OF 1998 {LC5244/1} (Allows the town of Tiverton to receive a one-half (1/2) credit for affordable housing units for manufactured homes in age restricted communities in conformance with all zoning laws and/or ordinances of the town.)

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

05/08/2026 Scheduled for hearing and/or consideration

PROPOSED SUBSTITUTE

Senate Bill No. [2036 SUB A](#)
{LC3148/A/1}

Senate Bill No. [2123 SUB A](#)
{LC3218/A/1}

Senate Bill No. [2424 SUB A](#)
{LC4339/A/1}

Senate Bill No. [2800 SUB A](#)
{LC4500/A/1}

Senate Bill No. [2692 SUB A](#)
{LC5695/A/1}

Senate Bill No. [2896 SUB A](#)
{LC5233/A/1}

Senate Bill No. [2899 SUB A](#)
{LC5047/A/1}

TESTIMONY SUBMITTAL

*Written Testimony must be submitted prior to 3:00 PM on Tuesday, May 12, 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, MAY 8, 2026, 4:48 PM

PROPOSED SUBSTITUTE: MONDAY, MAY 11, 2026, 3:36 PM