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**SB2121 - An Act Relating To State Affairs And Government -- Lead Hazard Mitigation** [pdf](#)

*Sponsor:* Sen. Jessica de la Cruz (R)

*Cosponsors:* Sen. Frank A. Ciccone, III (D); Sen. Andrew Dimitri (D); Sen. John Burke (D); Sen. Todd Patalano (D); Sen. Gordon Rogers (R);

*Intro Date:* 1/16/2026

*Summary:* Allows a landlord that did not obtain a lead certificate pursuant to the lead mitigation laws of chapter 128.1 of title 42 due to the fact that the state lacks the adequate resources to conduct inspections.

*Complete History:* 01/16/2026 Introduced, referred to Senate Housing and Municipal Government

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2165 - An Act Relating To Property -- Residential Landlord And Tenant Act** [pdf](#)

*Sponsor:* Sen. Dawn Euer (D)

*Cosponsors:* Sen. Peter Appollonio (D); Sen. Sam Bell (D); Sen. Mark McKenney (D); Sen. Tiara Mack (D); Sen. Lori Urso (D); Sen. Ana Quezada (D); Sen. Pamela Lauria (D); Sen. Alana DiMario (D); Sen. Meghan Kallman (D);

*Intro Date:* 1/16/2026

*Summary:* 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.

*Complete History:* 01/16/2026 Introduced, referred to Senate Judiciary

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2232 - An Act Relating To Taxation -- Real Estate Conveyance Tax** [pdf](#)

*Sponsor:* Sen. Victoria Gu (D)

*Cosponsors:* Sen. Louis P. DiPalma (D); Sen. Melissa Murray (D); Sen. Jonathon Acosta (D); Sen. Alana DiMario (D); Sen. Frank A. Ciccone, III (D); Sen. Samuel Zurier (D); Sen. Walter S. Felag, Jr. (D); Sen. Meghan Kallman (D); Sen. Dawn Euer (D);

*Intro Date:* 1/23/2026

*Summary:* 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.

*Complete History:* 01/23/2026 Introduced, referred to Senate Finance

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2264 - An Act Relating To Military Affairs And Defense -- Emergency Management** [pdf](#)

*Sponsor:* Sen. Tiara Mack (D)

*Cosponsors:* Sen. Jacob Bissailon (D); Sen. Meghan Kallman (D); Sen. Ana Quezada (D); Sen. Victoria Gu (D);

*Intro Date:* 1/23/2026

*Summary:* 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.

*Complete History:* 01/23/2026 Introduced, referred to Senate Housing and Municipal Government

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2268 - An Act Relating To Property -- Faith-Based Affordable Housing Development Act** [pdf](#)

*Sponsor:* Sen. Meghan Kallman (D)

*Companion:* [HB7445 - Rep. Speakman \(D\)](#)

*Cosponsors:* Sen. Jacob Bissailon (D); Sen. Alana DiMario (D); Sen. Victoria Gu (D); Sen. Tiara Mack (D); Sen. Louis P. DiPalma (D); Sen. Gordon Rogers (R); Sen. Mark McKenney (D); Sen. Samuel Zurier (D);

*Intro Date:* 1/23/2026

*Summary:* Allows faith-based organizations to develop affordable and mixed-use housing on land they own as a by-right use, set statewide development standards, limit local barriers, and streamline approvals to expand housing supply.

*Complete History:* 01/23/2026 Introduced, referred to Senate Housing and Municipal Government

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**HB/442 - An Act Relating To Property -- Faith-Based Affordable Housing Development Act** [pdf](#)

*Sponsor:* Rep. June Speakman (D)

*Companion:* [SB2268 - Sen. Kallman \(D\)](#)

*Cosponsors:* Rep. Brandon Potter (D); Rep. David Morales (D); Rep. Raymond Hull (D); Rep. Joshua J. Giraldo (D); Rep. Edith H. Ajello (D); Rep. Kathleen Fogarty (D); Rep. Rebecca Kislak (D); Rep. Arthur J. Corvese (D); Rep. Karen Alzate (D);

*Intro Date:* 1/30/2026

*Summary:* Allows faith-based organizations to develop affordable and mixed-use housing on land they own as a by-right use, set statewide development standards, limit local barriers, and streamline approvals to expand housing supply.

*Complete* 01/30/2026 Introduced, referred to House Municipal Government & Housing

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2269 - An Act Relating To Towns And Cities -- Housing Maintenance And Occupancy Code -- Notice Of Violations** [pdf](#)

*Sponsor:* Sen. Tiara Mack (D)

*Companion:* [HB7658 - Rep. Cruz \(D\)](#)

*Cosponsors:* Sen. Jacob Bissailon (D); Sen. Meghan Kallman (D); Sen. Dawn Euer (D); Sen. Victoria Gu (D);

*Intro Date:* 1/23/2026

*Summary:* 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.

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

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2271 - An Act Relating To Property -- Residential Landlord And Tenant Act** [pdf](#)

*Sponsor:* Sen. Tiara Mack (D)

*Cosponsors:* Sen. Meghan Kallman (D);

*Intro Date:* 1/23/2026

*Summary:* Limits rent increases to no more than 4% annually unless the landlord is granted an exemption by secretary of housing, and provides tenants with civil action to recover damages, including award of attorneys' fees and punitive damages, for any violations.

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

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2291 - An Act Relating To Property -- Residential Landlord And Tenant Act -- Rhode Island Survivor Early Lease Termination Act** [pdf](#)

*Sponsor:* Sen. Melissa Murray (D)

*Companion:* [HB7199 - Rep. Alzate \(D\)](#)

*Cosponsors:* Sen. Dawn Euer (D); Sen. Jacob Bissailon (D); Sen. Alana DiMario (D); Sen. Victoria Gu (D); Sen. Pamela Lauria (D); Sen. Lori Urso (D);

*Intro Date:* 1/23/2026

*Summary:* 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.

*Complete* 01/23/2026 Introduced, referred to Senate Judiciary

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**HB7199 - An Act Relating To Property -- Residential Landlord And Tenant Act -- Rhode Island Survivor Early Lease Termination Act** [pdf](#)

*Sponsor:* Rep. Karen Alzate (D)

*Companion:* [SB2291 - Sen. Murray \(D\)](#)

*Cosponsors:* Rep. Robert Craven, Sr. (D); Rep. Julie Casimiro (D); Rep. June Speakman (D); Rep. Kathleen Fogarty (D); Rep. Joshua J. Giraldo (D); Rep. Raymond Hull (D); Rep. Evan Shanley (D); Rep. Leonela Felix (D); Rep. Brandon Potter (D);

*Intro Date:* 1/21/2026

*Summary:* 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.

*Complete* 01/21/2026 Introduced, referred to House Judiciary

*History:*

Progress: 1/12 - 1st Chamber Introduced, Referred

**SB2294 - An Act Relating To Property -- Residential Landlord And Tenant Act -- Just Cause Evictions** [pdf](#)

*Sponsor:* Sen. Tiara Mack (D)  
*Cosponsors:* Sen. Jacob Bissaillon (D); Sen. Meghan Kallman (D); Sen. Victoria Gu (D);  
*Intro Date:* 1/23/2026  
*Summary:* Provides for just cause evictions for residential landlord tenancies.  
*Complete* 01/23/2026 Introduced, referred to Senate Judiciary  
*History:*  
*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2305 - An Act Relating To Property -- Residential Landlord And Tenant Act** [pdf](#)

*Sponsor:* Sen. Tiara Mack (D)  
*Companion:* [HB7766 - Rep. Cruz \(D\)](#)  
*Cosponsors:* Sen. Jacob Bissaillon (D); Sen. Meghan Kallman (D); Sen. Dawn Euer (D); Sen. Victoria Gu (D);  
*Intro Date:* 1/23/2026  
*Summary:* 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.  
*Complete* 01/23/2026 Introduced, referred to Senate Judiciary  
*History:*  
*Progress:* 1/12 - 1st Chamber Introduced, Referred

**HB7766 - An Act Relating To Property -- Residential Landlord And Tenant Act** [pdf](#)

*Sponsor:* Rep. Cherie Cruz (D)  
*Companion:* [SB2305 - Sen. Mack \(D\)](#)  
*Cosponsors:* Rep. Jennifer Stewart (D); Rep. Leonela Felix (D); Rep. David Morales (D); Rep. Joshua J. Giraldo (D); Rep. Jose Batista (D); Rep. Jenni Furtado (D); Rep. Mary Ann Shallcross Smith (D); Rep. Brandon Potter (D); Rep. Megan Cotter (D);  
*Intro Date:* 2/12/2026  
*Summary:* 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.  
*Complete* 02/12/2026 Introduced, referred to House Judiciary  
*History:*  
*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2442 - An Act Relating To Property -- First-Time Home Buyer Savings Program Act** [pdf](#)

*Sponsor:* Sen. Thomas Paolino (R)  
*Companion:* [HB7798 - Rep. Newberry \(R\)](#)  
*Cosponsors:* Sen. Tiara Mack (D); Sen. Gordon Rogers (R); Sen. Louis P. DiPalma (D); Sen. Peter Appollonio (D); Sen. Brian Thompson (D); Sen. Ana Quezada (D); Sen. Melissa Murray (D);  
*Intro Date:* 2/6/2026  
*Summary:* Establishes the first-time home buyer savings program act. Allows modifications to federal adjusted gross income for \$50,000 in contributions and \$150,000 of interest and dividends included in federal adjusted gross income.  
*Complete* 02/06/2026 Introduced, referred to Senate Finance  
*History:*  
*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2474 - An Act Relating To Property -- Residential Landlord And Tenant Act** [pdf](#)

*Sponsor:* Sen. Frank A. Ciccone, III (D)  
*Cosponsors:* Sen. Lori Urso (D); Sen. David Tikoian (D); Sen. Walter S. Felag, Jr. (D); Sen. John Burke (D); Sen. Andrew Dimitri (D);  
*Intro Date:* 2/6/2026  
*Summary:* Requires landlords of residential properties built before 1978 to register lead hazard mitigation information with the department of health and the information would remain private and only accessible by specific entities.  
*Complete* 02/06/2026 Introduced, referred to Senate Housing and Municipal Government  
*History:*  
*Progress:* 1/12 - 1st Chamber Introduced, Referred

**SB2476 - An Act Relating To State Affairs And Government -- Lead Hazard Mitigation** [pdf](#)

*Sponsor:* Sen. Frank A. Ciccone, III (D)

*Companion:* [HB7560 - Rep. Casey \(D\)](#)

*Cosponsors:* Sen. Lori Urso (D); Sen. David Tikoian (D); Sen. Walter S. Felag, Jr. (D); Sen. John Burke (D); Sen. Andrew Dimitri (D);

*Intro Date:* 2/6/2026

*Summary:* Substitutes "housing resources commission" with "department of health" for lead hazard mitigation purposes. It also makes it easier for a property owner to release funds put into an escrow account, if needed to make required repairs or improvements.

*Complete* 02/06/2026 Introduced, referred to Senate Housing and Municipal Government

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**[HB7560 - An Act Relating To State Affairs And Government -- Lead Hazard Mitigation](#)** [pdf](#)

*Sponsor:* Rep. Stephen M. Casey (D)

*Companion:* [SB2476 - Sen. Ciccone \(D\)](#)

*Cosponsors:* Rep. Charlene Lima (D); Rep. Jon Brien (I); Rep. Michael Chippendale (R); Rep. Robert Phillips (D); Rep. Arthur J. Corvese (D); Rep. Gregory Costantino (D); Rep. Thomas Noret (D); Rep. Earl Read (D);

*Intro Date:* 2/6/2026

*Summary:* Substitutes "housing resources commission" with "department of health" for lead hazard mitigation purposes. It also makes it easier for a property owner to release funds put into an escrow account, if needed to make required repairs or improvements.

*Complete* 02/06/2026 Introduced, referred to House Judiciary

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**[SB2592 - An Act Relating To Property -- Rhode Island Fair Housing Practice Act](#)** [pdf](#)

*Sponsor:* Sen. Meghan Kallman (D)

*Cosponsors:* Sen. Victoria Gu (D); Sen. Alana DiMario (D); Sen. Tiara Mack (D); Sen. Robert Britto (D); Sen. Jacob Bissailon (D); Sen. Lori Urso (D); Sen. Bridget Valverde (D);

*Intro Date:* 2/13/2026

*Summary:* 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.

*Complete* 02/13/2026 Introduced, referred to Senate Judiciary

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**[SB2621 - An Act Relating To Human Services -- Homelessness Employment Program](#)** [pdf](#)

*Sponsor:* Sen. Thomas Paolino (R)

*Cosponsors:* Sen. Brian Thompson (D); Sen. Todd Patalano (D); Sen. Jonathon Acosta (D); Sen. Melissa Murray (D); Sen. Mark McKenney (D); Sen. Meghan Kallman (D); Sen. Sam Bell (D); Sen. Leonidas P. Raptakis (D); Sen. Victoria Gu (D);

*Intro Date:* 2/13/2026

*Summary:* Creates a state-run pilot program in Rhode Island that provides paid, low-barrier employment to individuals experiencing homelessness for community beautification and cleanup projects while connecting participants to supportive services.

*Complete* 02/13/2026 Introduced, referred to Senate Labor and Gaming

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**[HB7034 - An Act Relating To Property -- Rhode Island Fair Housing Practices Act](#)** [pdf](#)

*Sponsor:* Rep. John Joseph Lombardi (D)

*Cosponsors:* Rep. Raymond Hull (D); Rep. Edith H. Ajello (D); Rep. Enrique Sanchez (D); Rep. Cherie Cruz (D); Rep. Brandon Potter (D); Rep. Jennifer Stewart (D); Rep. Karen Alzate (D); Rep. Leonela Felix (D);

*Intro Date:* 1/9/2026

*Summary:* Prohibits landlords from inquiring about an applicant's prior incarceration and from discriminating against those who have been released from prison.

*Complete* 01/09/2026 Introduced, referred to House Judiciary

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**[HB7044 - An Act Relating To Property -- Homeless Bill Of Rights](#)** [pdf](#)

*Sponsor:* Rep. John Joseph Lombardi (D)  
*Cosponsors:* Rep. Raymond Hull (D); Rep. Teresa Tanzi (D); Rep. Edith H. Ajello (D); Rep. Enrique Sanchez (D); Rep. Cherie Cruz (D); Rep. Brandon Potter (D); Rep. Jennifer Stewart (D); Rep. Karen Alzate (D); Rep. Leonela Felix (D);

*Intro Date:* 1/9/2026

*Summary:* Creates a commission to establish homeless shelter standards through regulations.

*Complete* 01/09/2026 Introduced, referred to House Municipal Government & Housing

*History:* 02/06/2026 [Scheduled for hearing and/or consideration](#) (02/11/2026)  
02/11/2026 Committee recommended measure be held for further study

*Progress:* 2/12 - 1st Chamber Scheduled for hearing / Study

**HB7225 - An Act Relating To State Affairs And Government -- Emergency Shelters** [pdf](#)

*Sponsor:* Rep. John Joseph Lombardi (D)

*Cosponsors:* Rep. Raymond Hull (D); Rep. Edith H. Ajello (D); Rep. Brandon Potter (D); Rep. Cherie Cruz (D); Rep. Jennifer Stewart (D);

*Intro Date:* 1/21/2026

*Summary:* Establishes rules and procedures for licensing emergency shelters for homeless persons, including setting minimum standards and prohibiting the charging of fees to the residents.

*Complete* 01/21/2026 Introduced, referred to House Municipal Government & Housing

*History:* 02/06/2026 [Scheduled for hearing and/or consideration](#) (02/11/2026)  
02/11/2026 Committee recommended measure be held for further study

*Progress:* 2/12 - 1st Chamber Scheduled for hearing / Study

**HB7286 - An Act Relating To Property -- Homeless Bill Of Rights** [pdf](#)

*Sponsor:* Rep. John Joseph Lombardi (D)

*Cosponsors:* Rep. Brandon Potter (D); Rep. Cherie Cruz (D); Rep. Rebecca Kislak (D); Rep. Joshua J. Giraldo (D); Rep. Grace Diaz (D); Rep. Jennifer Stewart (D); Rep. Raymond Hull (D); Rep. Teresa Tanzi (D); Rep. Enrique Sanchez (D);

*Intro Date:* 1/23/2026

*Summary:* Updates the Homeless Bill of Rights law to add rules governing the interaction with encampments and includes the right to access clean and sanitary conditions.

*Complete* 01/23/2026 Introduced, referred to House Judiciary

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**HB7491 - An Act Authorizing The City Of Providence To Issue Not To Exceed \$25,000,000 General Obligation Bonds And Notes To Fund The Providence Housing Trust Fund To Finance Affordable Multi-Family Ho** [pdf](#)

*Sponsor:* Rep. Rebecca Kislak (D)

*Cosponsors:* Rep. John Joseph Lombardi (D); Rep. Raymond Hull (D); Rep. Scott Slater (D); Rep. Anthony DeSimone (D); Rep. Edith H. Ajello (D); Rep. Enrique Sanchez (D); Rep. Charlene Lima (D); Rep. Ramon Perez (D); Rep. Grace Diaz (D);

*Intro Date:* 2/4/2026

*Summary:* Authorizes the city of Providence to issue not more than \$25,000,000 in general obligation bonds and notes to fund the providence housing trust fund to finance affordable multi-family housing projects in the city.

*Complete* 02/04/2026 Introduced, referred to House Municipal Government & Housing

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**HB7559 - An Act Relating To Property -- Residential Landlord And Tenant Act** [pdf](#)

*Sponsor:* Rep. Stephen M. Casey (D)

*Cosponsors:* Rep. Charlene Lima (D); Rep. Jon Brien (I); Rep. Robert Phillips (D); Rep. Michael Chippendale (R); Rep. Arthur J. Corvese (D); Rep. Gregory Costantino (D); Rep. Thomas Noret (D); Rep. Earl Read (D);

*Intro Date:* 2/6/2026

*Summary:* Requires landlords to register certain information for residential properties constructed prior to 1978 with the department of health on a statewide registry and defines which information may be viewed on a public database.

*Complete* 02/06/2026 Introduced, referred to House Judiciary

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**HB7762 - An Act Relating To Property -- Fair Chance In Housing Credit Reports Act** [pdf](#)

*Sponsor:* Rep. Joshua J. Giraldo (D)

*Cosponsors:* Rep. Cherie Cruz (D); Rep. Karen Alzate (D); Rep. Jennifer Stewart (D); Rep. Leonela Felix (D); Rep. Teresa Tanzi (D); Rep. Brandon Potter (D); Rep. Rebecca Kislak (D); Rep. Arthur Handy (D); Rep. Enrique Sanchez (D);

*Intro Date:* 2/12/2026

*Summary:* Establishes the fair chance in housing credit reports act to provide standards for which a credit report can be used in considering a rental application.

*Complete History:* 02/12/2026 Introduced, referred to House Judiciary

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**HB7765 - An Act Relating To Property -- Residential Landlord And Tenant Act** [pdf](#)

*Sponsor:* Rep. Jennifer Stewart (D)

*Companion:* [SB2579 - Sen. Bissaillon \(D\)](#)

*Cosponsors:* Rep. Teresa Tanzi (D); Rep. June Speakman (D); Rep. Cherie Cruz (D); Rep. Karen Alzate (D); Rep. David Morales (D); Rep. Rebecca Kislak (D); Rep. Jenni Furtado (D); Rep. Brandon Potter (D); Rep. Megan Cotter (D);

*Intro Date:* 2/12/2026

*Summary:* Increases the notification time about rent increases and termination of tenancy for month-to-month tenants.

*Complete History:* 02/12/2026 Introduced, referred to House Judiciary

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred

**HB7803 - An Act Relating To Towns And Cities -- Housing -- State-Funded Rental Subsidy Program** [pdf](#)

*Sponsor:* Rep. Scott Slater (D)

*Cosponsors:* Rep. David Bennett (D);

*Intro Date:* 2/12/2026

*Summary:* Establishes the state-funded rental subsidy program.

*Complete History:* 02/12/2026 Introduced, referred to House Finance

*History:*

*Progress:* 1/12 - 1st Chamber Introduced, Referred