



2019 End of Session Report

The Community Associations Institute (CAI) Rhode Island Legislative Committee (RI LAC) had a busy legislative session. CAI members volunteered hundreds of collective hours to review bills, draft testimony, work with the LAC's lobbyists, meet with legislators and other decision-makers, and testify for and against bills. More than 2,300 bills were introduced, and more than 700 bills were enacted. The LAC reviewed over 30 bills that directly or indirectly impacted community associations. Ultimately, 6 bills passed. Below is a brief list of highlights from the 2019 General Assembly:

Bills that Passed

- **Request for Records within 30 days ([S 190/H 6216](#)):** Requires all financial and other records made reasonably available for examination within thirty days of a request by any unit owner and his or her authorized agent. This bill took effective without the Governor's signature on July 19, 2019.
- **Resale Certificate Penalty ([H 5129/S 154](#)):** Imposes a penalty against a condominium association that fails to deliver a resale certificate within 10 days of a request by a unit owner. The LAC submitted testimony partially opposing this bill. It was signed by the Governor at the end of June and took effect upon passage, June 28, 2019.
- **Special Legislative Commission ([S 1005](#)):** Creates a special legislative commission on housing, they are tasked with conducting a comprehensive review of Rhode Island's Housing System by creating a 15-member panel – 12 of which need relevant housing experience. The RI LAC is requesting a seat on the commission. The commission roster is TBD as of July 29, 2019. This resolution went into effect upon passage, June 26, 2019.

Bills that Failed

- **Condo Management Agency Insurance ([H 5756](#)):** This bill would have required a condominium unit owners' association officers to verify management agents/companies retained by association are insured regarding services provided.) The LAC submitted amendments and shared concerns with bill sponsors. It was held for further study by the committee.
- **Short Term Rental ([S 605](#)):** This bill would have provided guidelines and restrictions pertaining to short-term rentals to address health and safety concerns. This bill specifically included cooperative buildings, condominium buildings and other buildings governed by a homeowner's association or other such bodies and they shall retain the right to regulate short-term rentals in the bylaws of the homeowner's association. This bill was held for further study by the committee.

For more information on the RI LAC's activities and community association legislation in Rhode Island, visit www.caionline.org/RILAC.

Your Assistance is Needed

The CAI RI LAC may rely on professional lobbying as a vital and integral part of the legislative process. As volunteers, CAI RI LAC members including homeowner leaders, community managers, and business partners, significantly rely on this highly effective professional representation. In addition to contributions from management companies and business partners, the CAI RI LAC needs your financial support to bolster their advocacy activities in 2019 and beyond. We encourage donations from Rhode Island community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to "Rhode Island" to support our continued efforts.

Rhode Island Contact Information

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