

2026 Rhode Island Legislative Session Report



RHODE ISLAND
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

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Community Associations Institute (CAI) Rhode Island Legislative Action Committee (RI LAC) spent the 2026 legislative session advocating on behalf of the [approximately 92,000 Rhode Islanders living in 37,000 homes in nearly 2,000 community associations across the state.](#)

Legislative Overview

Rhode Island's legislative session was convened on January 6 and adjourned on June 11, 2026. The legislature has the authority to set its own dates to convene and adjourn, and this session legislators chose to adjourn earlier than originally indicated (mid to late June) to allow time for campaigning for the upcoming election.

2026 Key Bills of Interest to Community Associations in Rhode Island

RI LAC tracked 33 bills this session, directly advocating on those with potential implications on the community association industry. Below is a brief overview of highlights from the 2026 Rhode Island Legislative Session:

CAI SUPPORTED THE BELOW BILLS

CAI LACs support legislation that aligns with [CAI's public policy positions](#), or which otherwise work to the benefit of the community association industry in a state.

[HB 7852/SB 2896](#) Insurance

The LAC drafted the language in HB 7852 / SB 2896, which reforms Rhode Island's insurance rules to account for a new bare walls option, preserving the availability and affordability of insurance for condominiums in the state. The Bill also provided clarity on the allocation of deductibles and unpaid losses. Rhode Island continues to see increased insurance premiums, and expanding insurance options is a viable long-term solution for homeowners.

A call to action email campaign, encouraging advocates to reach out to the Senate Committee on Housing and Municipal Government to support SB 2896, was sent out to Rhode Island members and advocates when the bill was first heard. Four advocates sent a total of 36 emails to members of the Committee. After the bill passed the Senate via a substitute amended bill, a subsequent call to action email campaign, encouraging advocates to reach out to the House Committee on Corporations to urge

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them to take up SB 2896 when it crossed over from the Senate, was circulated. Twelve advocates sent a total of 180 emails to members of the Committee. The House Committee on Corporations did not schedule a vote on the bill prior to the adjournment of session.

Status: DIED in House.

[HB 7851/SB 2692](#) Reserve Studies

The LAC drafted the original language that led to the introduction of HB 7851 / SB 2692 and worked closely with legislators on reasonable amendments. This bill lays out a workable framework for mandated reserve and condition studies for Rhode Island's condominium communities. This legislation is necessary to protect condominiums and homeowners in the state from underfunded reserves and structural deficiencies that could result in safety hazards. This legislation is also based on recognized best practices and national standards, tailored specifically for Rhode Island communities.

A call-to-action email campaign, encouraging advocates to reach out to the Senate Committee on Housing and Municipal Government to support SB 2692, was sent out to Rhode Island members and advocates when the bill was first heard. Four advocates sent a total of 36 emails to members of the Committee. After the bill passed the Senate, via a substitute amended bill, a later call to action email campaign, encouraging advocates to reach out to the House Committee on Corporations to urge them to take up SB 2692, was circulated. Twelve advocates sent a total of 180 emails to members of the Committee. The House Committee on Corporations did not schedule a vote on the bill prior to the adjournment of session.

Status: DIED in House.

[HB 7854/SB 2899](#) Meeting Notice/Audit

The LAC worked closely with legislators on drafting HB 7854 (and SB 2899 was introduced as a companion subsequently), which provides needed clarifications to existing meeting notice and audit rules. The bill specifies when financial reviews are needed, and what constitutes a record that can be requested. The bill passed the Senate via a substitute amended bill, but House Committee did not schedule a vote on the bill prior to the adjournment of session.

Status: DIED in House

CAI MONITORED THE BELOW BILLS

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

[HR 8008/SB 2906](#) Study Committee

This resolution creates a 16-member committee to study Rhode Island's current condominium law and provide recommendations for improvements to the law. The committee would report back to the General Assembly by December 31, 2027. Members of the RI LAC anticipate being appointed to the study committee to provide context and input on issues put before the committee.

RI LAC will engage with members for feedback through communications and possible surveys as appropriate as the study committee goes through its duties.

Status: PASSED, Signed by Governor 6/19/2026

[HB 7371](#) Childcare

This bill prohibits municipalities from limiting the number of children provided services by a state-licensed family childcare home provider to less than 12 children. It is silent on home-based childcare facilities in community associations.

Status: PASSED, signed by governor 6/19/2026

CAI OPPOSED THE BELOW BILLS

CAI LACs oppose legislation that is contradictory with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

[HB 8273/SB 3094](#) HOA Bill

SB 3094 establishes a framework for HOA regulation in Rhode Island that is inconsistent with CAI's [Support for the Uniform Acts Public Policy](#). This bill overrules association bylaws and specifies when governing documents may be amended and sets new rules regarding meeting procedures and reserve fund allocation procedures. The bill also restricts when special assessments may be imposed, how disputes may be resolved and how proxy voting and the removal of officers may occur.

RI LAC agrees that legislation is needed to provide a framework for HOA governance, however SB 3094 is not the correct bill for the task. CAI advocates for states to adopt the [Uniform Common Interest Ownership Act](#), versions of which have been adopted in nearby Connecticut and Vermont. Contrary to the uniform act, this bill introduces rigid language addressing only some of the issues faced by HOAs.

A call-to-action email campaign, encouraging advocates to reach out to the House Committee on Corporations to oppose HB 8273 was circulated. Seventeen advocates sent a total of 285 emails to members of the Committee. An additional call to action email campaign, encouraging advocates to reach out to the Senate Committee on Housing and Municipal Government to oppose SB 3094 was circulated. Four advocates sent a total of 36 emails to members of the Committee.

Status: Successfully DIED in Committee.

HB 7874 Manager Regulations

This bill imposes unnecessary, redundant, costly, burdensome and duplicative requirements on management companies inconsistent with CAI's [Manager Licensing Public Policy](#). Specifically, this bill proposes the following concepts:

- **Concepts that are already addressed in state statute.** Institutes a duplicative requirement for the maintenance and inspection of records. [§ 34-36.1-3.18](#) already states that *“The association shall keep financial records sufficiently detailed to enable the association to comply with § 34-36.1-4.09. All financial and other records shall be made reasonably available for examination within thirty (30) days of a request by any unit owner and his or her authorized agent.”*
- **Unnecessary and Costly Administrative Requirements of Volunteer Board Members.** Mandates registration of sensitive board member information with the state by an association manager, with severe penalties for noncompliance. Additionally, the administrative burden placed on managers to comply with registration requirements will necessitate additional fair costs for time and labor, potentially forcing special assessments in the short-term as boards which did not budget for these new costs must find ways to cover the funding gap until the next budget cycle.
- **Redundant Statutory Concepts.** By putting into law that managers are prohibited from misusing association funds, failing to account for unit owner monies, and from being hired with a conviction for financial crimes in Rhode Island or another state, this bill seeks to criminalize conduct that is already illegal. Boards do not need statutes reminding them of appropriate hiring practices, and to not hire managers that have acted against the law or who have been found not to have acted in good faith previously.

A call-to-action email campaign, encouraging advocates to reach out to the House Committee on Corporations to oppose this bill, was circulated. Seventeen advocates sent a total of 285 emails to members of the Committee.

Status: Successfully DIED in Committee.

CAI SOUGHT AMENDMENTS TO THE BELOW BILLS

CAI works with legislators to champion amendments to legislation to help the language better align with CAI's [public policy positions](#) on any given topic impacting the community association industry.

HB 7411/SB 2702 Resale Certificate Fee Cap

This bill sets a new \$25 cap for an “updated electronic version or physical version of resale certification”, without defining what would constitute an update and how long after an original resale certificate is made would any modification still be considered an update. A fee cap does not take into account the actual cost of labor and materials needed to prepare resale certificates, and the fluctuations in these costs. Any costs not accounted for in a fee cap are passed onto all homeowners in a community association to cover, which in turn may necessitate increased assessments if an association’s budget doesn’t have enough funds.

RI LAC sought to amend this bill to shift its focus to raising Rhode Island’s current fee cap. Rhode Island’s static \$125 fee cap for resale certificates is now out of date. This cap was meant to mirror Connecticut’s fee cap when it was first passed, however Connecticut has since increased its fee cap to \$185, while Rhode Island has lagged behind.

A call-to-action email campaign, encouraging advocates to reach out to the House Committee on Corporations to encourage amendments to HB 7411 was circulated. Seventeen advocates sent a total of 285 emails to members of the Committee.

Status: DIED in Committee.

Get Involved in CAI’s Rhode Island Advocacy Work through Your Local Chapter!

In addition to strong and effective advocacy work in Providence, CAI's New England chapter provides information, resources, education programs and best practices designed to help you and your communities throughout Rhode Island thrive.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open up a world of opportunities for professional growth, networking and industry knowledge. Learn more and join today at <https://www.caine.org/>.

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| <p>Track RI Legislation CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p> | <p>CAI RI Legislative Resources and Contact Information CAI Rhode Island Legislative Action Committee - (888) 224-4321 CAI New England Chapter Chapter Executive Director: Ms. Claudette Carini (781) 237-9020 info@caine.org</p> |
| <p>Support and Donate Today CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Rhode Island. Learn More & Donate Today by Selecting “Rhode Island.”</p> | |
| <p>CAI’s 2026 Congressional Advocacy Summit on Sept. 24 in Washington D.C. This exclusive members-only event brings together industry leaders and advocates to engage directly with members of Congress and their staff. As the premier advocacy event of the year for the community association housing model, CAI’s Advocacy Summit offers a unique opportunity to meet face-to-face with federal lawmakers and help shape public policy impacting the industry. Register today!</p> | |

Review CAI's Public Policy Positions



Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so sign up now to make your mark!



www.caionline.org/Ambassadors