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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2025

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Handy, Dawson, Boylan, Speakman, Carson, McGaw,
Fogarty, Kislak, Kazarian, and Cruz
Date Introduced: February 12, 2025
Referred To: House Judiciary

It is enacted by the General Assembly as follows:

- 1 SECTION 1. Section 34-18-30 of the General Laws in Chapter 34-18 entitled "Residential
2 Landlord and Tenant Act" is hereby amended to read as follows:
- 3 **34-18-30. Self-help for limited repairs.**
- 4 (a) If the landlord fails to comply with § 34-18-22(a)(1), (2), (4), (5), or (6), and the
5 reasonable cost of compliance is less than five hundred dollars (\$500) in the aggregate per year,
6 the tenant may cause repairs to be done in a skilled manner, in compliance with applicable state
7 and local codes, and deduct from the tenant's rent the actual and reasonable cost or the fair and
8 reasonable value of the repairs if:
- 9 (1) The tenant notifies the landlord of the tenant's intention to correct the condition at the
10 landlord's expense; and
- 11 (2) The landlord fails to comply within twenty (20) days, or fails to demonstrate ongoing,
12 good faith efforts to comply, after being notified by the tenant in writing; or, in the case of
13 emergency, the landlord either cannot be reached by the tenant, or the landlord fails to comply as
14 promptly as conditions require; and
- 15 (3) The tenant submits an itemized statement to the landlord of the cost or the fair and
16 reasonable value of the repairs made.
- 17 (b) A tenant may not repair at the landlord's expense if the condition was caused by the
18 deliberate or negligent act or omission of the tenant, a member of the tenant's family, or other
19 person on the premises with the tenant's consent.

1 (c) A tenant may, at tenant's expense, implement energy conservation measures in any
2 dwelling or dwelling unit to include, but not limited to, removable weather-stripping around doors
3 and windows, removable interior storm windows, or insulation wrap around hot water heating
4 tanks. This section shall not apply to any group living unit, hotel unit or rooming unit.

5 (d) Subsection (c) of this section shall not be construed to authorize the tenant to make
6 structural changes to a building or otherwise restrict the availability to the tenant of other legal
7 remedies.

8 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
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- 1 This act would permit a tenant, at the tenant's expense, to implement energy conservation
2 measures to any dwelling or dwelling unit such as removable weather-stripping around doors and
3 windows, removable interior storm windows, or insulation wrap around hot water heating tanks.
4 This section would not permit a tenant to make structural changes to any building.
5 This act would take effect upon passage.

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