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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2010

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Ajello, Fierro, Baldelli-Hunt, Walsh, and Hearn

Date Introduced: January 26, 2010

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Chapter 34-18 of the General Laws entitled "Residential Landlord and
2 Tenant Act" is hereby amended by adding thereto the following section:

3 **34-18-19.1. Landlord payment of fuel oil.** – Upon termination of a tenancy under this
4 chapter, a landlord shall reimburse the tenant for the value of any fuel oil remaining on the
5 premises as of the last day of the rental agreement upon the tenant providing a valid receipt or
6 other form of written proof of actual cost to the tenant. The landlord shall be given credit at the
7 beginning of the rental agreement for any amount of fuel oil on the premises as measured and
8 documented at the time the tenant takes possession of the premises. Any amount owed to the
9 tenant as a result of this section can be used to offset any amounts owed to the landlord for unpaid
10 accrued rent and/or the amount of physical damages to the premises, other than normal wear and
11 tear, which the landlord has suffered by reason of the tenant's noncompliance with section 34-18-
12 24, all as itemized by the landlord in a written notice delivered to the tenant. The landlord shall
13 deliver the notice together with any amount owed to the tenant within twenty (20) days after the
14 tenant requests reimbursement.

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

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
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RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

- 1 This act would require a landlord to pay a departing tenant the value of fuel oil left in the
- 2 tank upon the tenant vacating the premises, provided that the tenant produce a valid receipt or
- 3 other form of proof of the actual costs to the tenant.
- 4 This act would take effect upon passage.

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