

2012 -- H 7438

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2012

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A N A C T

RELATING TO PROPERTY - COMMERCIAL LEASING AND OTHER ESTATES

Introduced By: Representatives Edwards, Trillo, Petrarca, and Guthrie

Date Introduced: February 09, 2012

Referred To: House Corporations

It is enacted by the General Assembly as follows:

1 SECTION 1. Chapter 34-18.1 of the General Laws entitled "Commercial Leasing and
2 Other Estates" is hereby amended by adding thereto the following section:

3 **34-18.1-21. Prohibited provisions in leases and rental agreements.** – [A rental or lease](#)
4 [agreement may not interfere with the tenant's right of quiet enjoyment by prohibiting or limiting](#)
5 [the tenant's opportunity to invite contractors and other persons or entities providing repairs and](#)
6 [other services onto the premises for the purpose of providing such repairs and other services. This](#)
7 [prohibition shall extend to rental agreements for docks, piers and marina slips.](#)

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

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

RELATING TO PROPERTY - COMMERCIAL LEASING AND OTHER ESTATES

- 1 This act would prohibit landlords of commercial property from limiting or restricting who
- 2 may provide repairs and services to their tenants.
- 3 This act would take effect upon passage.

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