

2023 -- S 0311

LC001658

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2023

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Senators Murray, Mack, Miller, Euer, Sosnowski, Quezada, Acosta,
DiMario, Kallman, and Raptakis

Date Introduced: February 16, 2023

Referred To: Senate Housing & Municipal Government

It is enacted by the General Assembly as follows:

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

3 **34-18-58. Prohibition of rental application fees.**

4 (a) A landlord, lessor, sub-lessor, real estate broker, property management company, or
5 designee shall not require or demand any prospective tenant or tenant to pay a rental application
6 fee, or collect any rental application fee from a prospective tenant or tenant.

7 (b) For the purposes of this section, "rental application fee" means any monetary fee that
8 is collected during the rental application rental process for a residential unit, including, but not
9 limited to, a fee for a credit check, background check, screening, or administrative services.

10 (c) Any violation of this section shall be deemed a deceptive trade practice pursuant to §
11 6-13.1-2 and shall be punishable pursuant to the provisions set forth in § 6-13.1-14.

12 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 prohibit a landlord, lessor, sub-lessor, real estate broker, property
2 management company, or designee to require or receive a fee for a rental application from a
3 prospective tenant or tenant. Violations would be unfair business practices punishable as a
4 misdemeanor with a fine of five hundred dollars (\$500).

5 This act would take effect upon passage.

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