

City of Providence

STATE OF RHODE ISLAND

RESOLUTION OF THE CITY COUNCIL

No. 218

EFFECTIVE May 14, 2023

WHEREAS, House Bill H-5580 would prohibit a landlord, lessor, sub-lessor, real estate broker, property management company, or designee to require or receive a fee for a rental application from a prospective tenant or tenant. Violations would be unfair business practices punishable as a misdemeanor with a fine of five hundred dollars (\$500).

NOW, THEREFORE, BE IT RESOLVED, That the Providence City Council hereby supports and urges passage of House Bill H-5580, An Act Relating to Property - Residential Landlord and Tenant Act.

BE IT FURTHER RESOLVED, That upon passage, copies of this resolution be transmitted to the Speaker of the House and the Providence Delegation.

IN CITY COUNCIL
MAY 04 2023
READ AND PASSED


RACHEL M. MILLER, PRESIDENT

CLERK

Effective without the
Mayor's Signature


Tina L. Mastroianni
City Clerk

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: Representatives Morales, Speakman, Caldwell, Cruz, Knight, Phillips, Handy, Fogarty, Craven, and Batista

Date Introduced: February 15, 2023

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 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 violations 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.

EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
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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