



# RESOLUTION OF THE CITY COUNCIL

No. 220

EFFECTIVE May 14, 2023

WHEREAS, House Bill H-5691 would prohibit a landlord from increasing the rent for a residential property more than once annually. Violation of this provision would be deemed a deceptive trade practice and subject to penalties.

NOW, THEREFORE, BE IT RESOLVED, That the Providence City Council hereby supports and urges passage of House Bill H-5691, 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 Stewart, Cruz, Henries, Morales, Caldwell, Batista,  
Alzate, Kislak, Cotter, and Potter

Date Introduced: February 17, 2023

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1           SECTION 1. Section 34-18-16.1 of the General Laws in Chapter 34-18 entitled  
2 "Residential Landlord and Tenant Act" is hereby amended to read as follows:

3           ~~34-18-16.1. Rent increases — Notice requirements. Rent increases — Prohibitions.~~

4           (a) Prior to an increase in rent being imposed by a landlord for a residential tenancy, notice  
5 of the increase shall be given in writing to any tenant by a landlord at least thirty (30) days prior to  
6 the effective date of the increase.

7           (b) A landlord must give sixty (60) days notice to month to month tenants over the age of  
8 sixty-two (62), before raising the rent.

9           (c) A landlord shall not impose a rent increase for a residential tenancy more than once  
10 annually.

11           (d) In addition to injunctive relief and appropriate damages to the tenant pursuant to § 34-  
12 18-5, a violation of this section shall be deemed to be a deceptive trade practice pursuant to § 6-  
13 13.1-2, and shall be punishable pursuant to the provisions of § 6-13.1-14.

14           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

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1           This act would prohibit a landlord from increasing the rent for a residential property more  
2 than once annually. Violation of this provision would be deemed a deceptive trade practice and  
3 subject to penalties.

4           This act would take effect upon passage.

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