



Frequently Asked Questions Rhode Island Rental Registry

What is the Statewide Mandatory Rental Registry?

It's a new requirement for all landlords in Rhode Island to register their rental properties with the Rhode Island Department of Health, providing key information about the property and its management.

What is the goal of the rental registry?

The rental registry serves as a tool to ensure that buildings built before 1978 have a valid lead certificate.

How do landlords register?

The Rhode Island Department of Health is currently working to develop the online registry. More information will be available soon.

What information do landlords need to provide?

Landlords must provide:

- Names of landlords or business entities responsible for leasing
- Active business or home address
- Active email address
- Active telephone number
- Property manager or management company details (if applicable)
- Information to identify each dwelling unit

How often do landlords need to update their registration?

After initial registration, landlords must re-register annually to update or confirm their information.

What happens if a landlord does not meet the registration deadline?

Failure to register can result in fines of at least \$50 per month for general information or \$125 per month for lead hazard information.

How are penalties and fines collected and used?

- Penalties will be paid to the Rhode Island Department of Health.
- The Rhode Island Department of Health will maintain a "rental registry account."
- Funds will be used for administering the registry, lead hazard mitigation, abatement, enforcement, or lead poisoning prevention efforts.

What additional actions can be taken against non-compliant landlords?

- **Rhode Island Department of Health:** May seek injunctive relief and additional civil penalties of up to \$50 per violation against landlords who repeatedly fail to comply with subsection (a).
- **Attorney General:** May seek injunctive relief and additional civil penalties of up to \$1,000 per violation against landlords who repeatedly fail to comply with subsection (b).

Can landlords evict tenants if they haven't registered?

No, landlords cannot file for eviction due to nonpayment of rent unless they are in compliance with the registry requirements. Evidence of compliance must be presented in court at the time of filing for eviction.

Where can I find more information?

Refer to the full text of R.I. Gen. Laws § 34-18-58 [here](#) for more detailed information.

Learn more about lead certificates and requirements as a landlord at www.lead1978.com.