

2024 -- S 2892

LC005713

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2024

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Senators Bissailon, Mack, DiPalma, and Kallman

Date Introduced: March 22, 2024

Referred To: Senate 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 **34-18-15.1. Rent based on algorithms and price fixing prohibited.**

4 (a) No landlord or person shall use an algorithm, a commercial computer program or digital
5 technology to include, but not be limited to, artificial intelligence technology to set or determine
6 the rent for residential property subject to the provisions of this chapter.

7 (b) No landlord or person shall use or share with another any information, data or rental
8 information with the intent to stabilize rental pricing among rental units owned by different entities
9 or engage in any act to set uniform rental rates or rent increases among landlords.

10 (c) Any action by a landlord or person in violation of subsections (a) or (b) of this section
11 shall constitute a violation of the good faith requirements of § 34-18-12, shall be deemed
12 unconscionable pursuant to the provisions of § 34-18-13 and shall be a deceptive trade practice
13 pursuant to the provisions of chapter 13.1 of title 6 ("deceptive trade practices").

14 (d) Any person aggrieved as a result of a violation of the provisions of this section may
15 pursue a civil action for both injunctive relief and compensatory damages. A prevailing plaintiff
16 may be awarded treble damages, attorneys' fees and costs.

1 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 the use of an algorithm or artificial intelligence to set residential
2 rental amounts and would prohibit landlord price fixing of residential rents. Violations would
3 constitute a deceptive trade practice and violators would be subject to a civil suit in which a
4 prevailing party may recover treble damages, attorneys' fees and costs.

5 This act would take effect upon passage.

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