

2026 Legislative Priorities

Rhode Island's housing market depends on clear rules, balanced protections, and efficient transactions. RIAR represents more than 5,900 licensed real estate professionals who list, sell, lease, manage, and appraise residential and commercial real estate to make Rhode Island a better place to call home.

RIAR-SUPPORTED LEGISLATION

Regulating Real Estate Wholesaling (S3136A / H7840)

Promotes transparency and consumer protection in real estate transactions

- Establishes a clear legal framework for wholesaling, including licensure requirements for individuals repeatedly assigning contracts for profit
- Requires written disclosures to buyers and sellers and provides a 3-day right to cancel for both parties
- Creates enforceable penalties to ensure compliance and accountability

→ Why it matters:

Wholesaling can create opportunities, but without oversight it can expose consumers to confusion, hidden fees, and failed transactions. This legislation ensures accountability and a level playing field for licensed professionals.

Condominium Resale Certificate Reform (S2702 / H7411)

Improves timing and affordability of critical buyer disclosures

- Caps the cost of an updated resale certificate at \$25
- Encourages earlier delivery of key financial and governance documents
- Maintains full transparency for buyers while reducing duplicative costs

→ Why it matters:

Buyers rely on resale certificates to evaluate the financial health of a condominium association. Reducing the cost of updates makes it easier to provide this information earlier, improving informed decision-making and transaction efficiency.

Lead Registry & Mitigation Reform (S2893 / H7559)

Aligns public health goals with practical housing operations

- Limits the rental registry to pre-1978 properties, consistent with lead laws
- Protects sensitive personal information from public disclosure
- Clarifies compliance requirements tied to enforcement

→ Why it matters:

This legislation supports lead safety while avoiding unintended consequences that could reduce housing supply or create operational barriers for property owners. It strikes a more workable balance between safety and housing stability.

KEY POSITIONS ON ADDITIONAL LEGISLATION

- Oppose Real Estate Conveyance Tax Proposal (H8193/S2697) to avoid increased transaction costs, reduced market activity, and diminished housing affordability
- Oppose "Just Cause" Eviction Legislation (H8109/S2294) to preserve housing provider flexibility and prevent unintended impacts on housing supply and rental market stability

We look forward to working with you to advance balanced, practical solutions for Rhode Island's housing market.



Rhode Island SINGLE-FAMILY HOME SALES



HOME SALES

MARCH 2026



\$514,250

MEDIAN SALES PRICE

↑ 7.1%



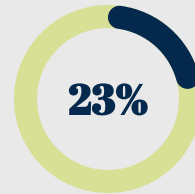
482

NUMBER OF SALES

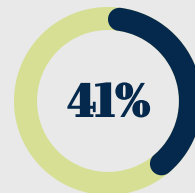
↓ 5.3%

OUT-OF-STATE BUYERS

2025 YEAR-END



23% of all residential sales were from out-of-state buyers



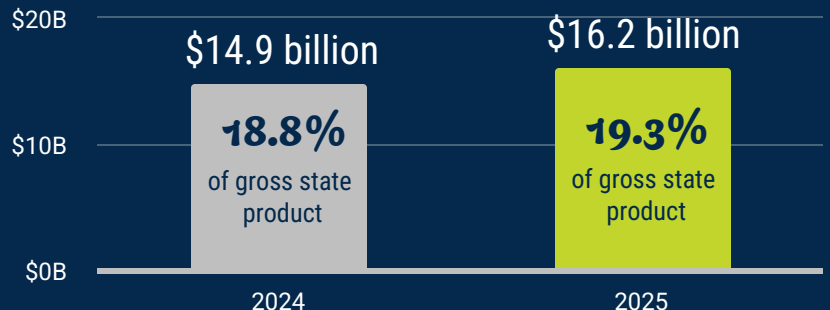
41% of all residential sales of \$1M+ were derived from out-of-state buyers

ECONOMIC IMPACT OF A TYPICAL HOME SALE

The real estate industry accounted for \$16.2 billion or 19.3% of the gross state product in 2025.

TOTAL ECONOMIC IMPACT

\$159,660



1.8
MONTHS SUPPLY

This number tells you how many months it would take for all the current homes for sale on the market to sell at the current rate of sales. A lower number means that there are more buyers than sellers; a higher number means there are more sellers than buyers.

MONTH'S SUPPLY OF ACTIVE INVENTORY

AS OF 4/10/2026

SELLER'S MARKET
(less than 6 months of inventory)

BUYER'S MARKET
(more than 6 months of inventory)

CURRENT
1.8 MONTHS

