

RHODE ISLAND REAL ESTATE DISCLOSURES

When are they required?



Rhode Island law requires four types of written disclosures for different types of transactions. This chart shows which types of transactions to which these apply. Each law applies to different types of real estate.

Sales Disclosure – provided by a seller to a potential buyer

Lead Disclosure – provided by a seller to a potential buyer or a landlord to a potential tenant

Mandatory Real Estate Relationship Disclosure – provided by a real estate licensee to a buyer, seller, tenant, and/or landlord

Disclosure of Personal Interest or Family Relationship – provided by a real estate licensee to a buyer, seller, tenant and/or landlord

TYPE OF PROPERTY:	SALES	LEAD	MANDATORY RE RELATIONSHIP	PERSONAL OR FAMILY RELATIONSHIP
I-4 Family or Condominium	YES	YES ¹	YES	YES
New Construction	NO ²	NO ¹	YES	YES
Mobile Home	NO ³	YES ¹	YES	YES
Vacant Land	YES	NO	YES	YES
Investment/Flip	YES	YES ¹	YES	YES
Foreclosure	NO ⁴	NO ⁵	YES	YES
Commercial/Industrial Sales (no dwelling units)	NO	NO	NO	YES
Mixed Use	YES for dwelling unit	YES for dwelling unit	YES	YES
Commercial/Industrial Lease (no dwelling units)	NO	NO	NO	YES
Residential Rentals	NO	YES ¹	YES	YES
Special Situation:				
Estate	NO ⁶	YES ¹	YES	YES
Trust	NO	YES ¹	YES	YES

¹ A Lead Disclosure is not required for any dwellings built on or after January 1, 1978.

² A Sales Disclosure is not required for the “transfer of any new unoccupied dwelling unit from a builder or developer.”

³ A sales disclosure is required only if land is being sold with the mobile home

⁴ A transfer to a mortgagee at a foreclosure auction and a transfer from a mortgagee to a third party are exempt from the sales disclosure requirement.

⁵ A transfer at a foreclosure auction is exempt from the lead disclosure requirement. A transfer from a mortgagee to a third party still requires a lead disclosure, except for dwellings built on or after January 1, 1978.

⁶ A Sales Disclosure is not required if the unit is transferred by an executor or administrator of an estate.

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