

RHODE ISLAND DISCLOSURES

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 |
|--|-------------------------|------------------------|---------------------------|---------------------------------|
| 1-4 Family or Condominium | YES | YES* | YES | YES |
| <i>* A Lead Disclosure is not required for any dwellings built on or after January 1, 1978.</i> | | | | |
| New Construction | NO* | NO** | YES | YES |
| <i>* A Sales Disclosure is not required for the “transfer of any new unoccupied dwelling unit from a builder or developer.”</i> | | | | |
| <i>** A Lead Disclosure is not required for any dwellings built on or after January 1, 1978.</i> | | | | |
| Mobile Home | NO* | YES** | YES | YES |
| <i>* A sales disclosure is required only if land is being sold with the mobile home</i> | | | | |
| <i>** A Lead Disclosure is not required for any dwellings built on or after January 1, 1978.</i> | | | | |
| Vacant Land | YES | NO | YES | YES |
| Investment/Flip | YES | YES* | YES | YES |
| <i>* A Lead Disclosure is not required for any dwellings built on or after January 1, 1978.</i> | | | | |
| Foreclosure | NO* | NO** | YES | YES |
| <i>* 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.</i> | | | | |
| <i>** 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.</i> | | | | |
| 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* | YES | YES |
| <i>* A Lead Disclosure is not required for any dwelling built on or after January 1, 1978.</i> | | | | |
| Special Situation: | | | | |

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| Estate | NO* | YES** | YES | YES |
| <i>* A Sales Disclosure is not required if the unit is transferred by an executor or administrator of an estate.</i> <i>** A Lead Disclosure is not required for any dwellings built on or after January 1, 1978.</i> | | | | |
| Trust | NO | YES* | YES | YES |
| <i>* A Lead Disclosure is not required for any dwellings built on or after January 1, 1978.</i> | | | | |