



March 14, 2024

Testimony to the House Committee on Corporations

Re: 2024 HB 7865 AN ACT RELATING TO PROPERTY -- CONDOMINIUM LAW. This Act provides that the “meetings” requirements from 34-36.1-3.08 will permit remote participation for all condominium meetings. (HB 7863 – Duplicate of HB 7865).

This testimony is delivered on behalf of the Independent Insurance Agents of Rhode in SUPPORT of House Bill 7865 which seeks to revise the Rhode Island Condominium Act.

The recommended changes to RIGL 34-36.1-3.08 would modernize the statute to specifically allow electronic notice of meetings to Unit Owners if authorized in the declaration and bylaws. If authorized in the Declaration and Bylaws, it also provides for remote participation in meetings where Unit Owners have the right to be counted to establish a quorum, allowed to communicate with other Unit Owners during the meeting and to vote while attending remotely. For the Unit Owners who prefer, all association meetings must still take place in a physical location to allow for in person attendance, unless otherwise provided for in the Declaration or Bylaws. Associations have historically been challenged to meet quorum requirements at their Unit Owner meetings. This is especially true in Rhode Island where many units are seasonal for “snow birds.” This change in law will likely increase attendance, assist Associations in meeting quorum requirements, and result in better informed unit owners. This change would also be applicable to the Old Act.

Our organization SUPPORTS the passage of House Bill 7865 which seeks to amend the Rhode Island Condominium Act. We respectfully request and encourage Passage of this bill. We are happy to provide further information to the Committee regarding the bill.

Respectfully Submitted,

Cristie A. Hanaway