CITY OF WOONSOCKET, Rhode Island

DEPARTMENT OF PLANNING AND DEVELOPMENT
DIVISION OF ZONING, BUILDING INSPECTION & CONSTRUCTION

CODE ENFORCEMENT
CHIEF OFFICER
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NON-RESIDENT PROPERTY OWNERS

Sec. 12-13. Registration of absentee landlords.

Pursuant to Chapter 417 of the Public Laws of 1991, each absentee landlord, defined as an owner of a residential dwelling who does not reside at the dwelling premises, shall submit to the City Clerk, under oath on forms provided by the City Clerk, (a) (i) his, hers, its, or their full name and residence address and telephone number which shall be accessible to each tenant; or (ii) full name, business address, and telephone number of the property manager, if one exists; (b) a telephone number to call in emergencies. This information shall not be revealed to anyone except authorized public safety officials and verified tenants of each individual landowner.

Failure of a property owner as defined herein to provide and render the information as, described herein shall constitute prima facie evidence of a misdemeanor which shall be answerable and heard in the Woonsocket Municipal Court. The first offense shall be subject to a maximum fine at one hundred dollars **($100.00).** Any subsequent offense shall be subject to a maximum fine of five hundred dollars **($500.00).**

UPDATE OWNERSHIP WITH WOONSOCKET CITY CLERKS OFFICE & CODE ENFORCEMENT

The State of Rhode Island Requirements for Absentee Landlords:
https://docs.sos.ri.gov/documents/BusinessServices/658-nonresident-landlord.pdf

J. Aaron Broccoli
Chief Code Enforcement Officer

Title 34
Property
Chapter 18
Residential Landlord and Tenant Act
R.I. Gen. Laws § 34-18-22.3

§ 34-18-22.3. Nonresident landlord to designate agent for service of process.

A landlord who is not a resident of this state shall designate and continuously maintain an agent upon whom service may be made of any process, notice, or demand required or permitted by law to be served, including, but not limited to, notices of minimum housing code violations. The agent shall be a resident of this state or a corporation authorized to do business in this state. The landlord's designation shall be in writing, shall include the name and address of the agent, shall include the street address of each property designated to the agent, and shall be filed with the secretary of state and with the clerk of the city or town wherein the dwelling unit is located. Any landlord who fails to comply with the requirements of this section shall be subject to a civil fine of one hundred dollars ($100) per month up to a maximum of one thousand two hundred dollars ($1,200) in a calendar year or if the monthly rent exceeds one thousand two hundred dollars ($1,200), the civil fine shall be one month's rent for the calendar year, payable to the municipality.

History of Section.
P.L. 1996, ch. 336, § 1; P.L. 1998, ch. 444, § 1; P.L. 2018, ch. 213, § 1; P.L. 2018, ch. 265, § 1.

2019 Rhode Island Property Maintenance Code (ICC)

[A] 107.1 Notice to Person Responsible

Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.