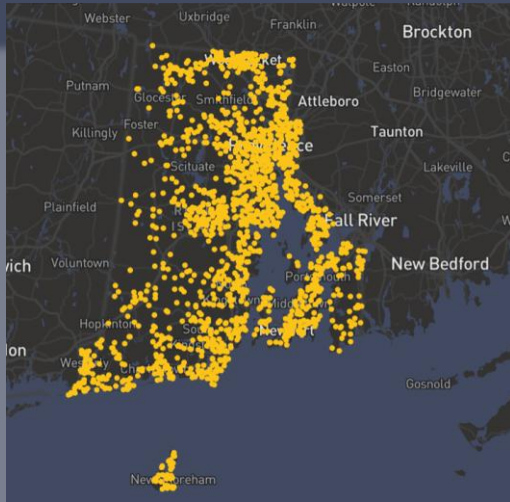


Rhode Island Rental Registry



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Background

- Rhode Island's Lead Hazard Mitigation Act went into effect in early 2000s
 - Requirement for most rental properties to obtain and maintain a lead safety certificate
- 20 years later, low compliance (around 15%)
 - Proactive enforcement by some municipalities, state intervention for elevated blood lead levels (EBLLs), otherwise the law was mostly ignored
- 2023 legislation passed to strengthen enforcement:
 - Paying rent into escrow
 - Treble damages
 - Owner-occupied exemption removed
 - Rental registry



Basics of the Registry

- All landlords must register basic information (name, email, phone, address) and all rental units
 - For units built before 1978, must also show proof of compliance with existing lead certificate requirement
- Online registry with publicly available map of registered properties and lead certificate status
- Added tenant protection from eviction due to nonpayment of rent if landlord is noncompliant with registry requirements
- Fines for noncompliance

Lead Poisoning

Fixing Lead Hazards in Pre-1978 Buildings

Lead Professionals Licensing

Lead Safe Renovation, Repair, And Painting

Water Contamination

RI Rental Registry

RI Rental Registry FAQs

Information For



Data



RI Rental Registry



Public
Database



Landlord
Registration



Find a
Lead
Inspector

In accordance with [Rhode Island General Law 34-18-58](#), all landlords are now required to register their rental properties with the Rhode Island Department of Health. This mandatory registry aims to ensure transparency, safety, and accountability in the rental market across the state.

Registering your rental property is not just a legal requirement - it's a step toward fostering safer and healthier living conditions for tenants. If your property was built

Timeline

June 2023 Passed by RI General Assembly into law

January 2024 Governor proposed major cuts to registry

June 2024 Money added to lead budget for implementation of registry

September 2024 Registry website first goes live

October 2024 Official “deadline” for registration

Timeline

Late October/November 2024 RI increases lead inspector capacity

February 2025 Public database goes live (Phase 2 of website)

January-June 2025 Multiple bills attacking on rental registry introduced

June 2025 Mailed letters to suspected rental property owners

Compliance

As of July 25th, 2025:

- 18,800 Properties Registered
 - i. 6710 Fully Registered (registered and lead cert) Pre-1978 Properties (29570 units)
 - ii. 4752 Registered Post 1978 properties (17644 units)
 - iii. 7,338 Pending properties (most likely waiting on lead certificates)
- Total Suspected Rental Properties = 102,544
 - i. Total Suspected Rental Units= 182,808
 - ii. Total Suspected Pre-1978 Units 133,713

Before the registry, average of **733** lead certificates issued a month (Jan-Dec 2023). After the registry, lead inspectors issued average of **2,267** lead certificates a month (Sep 2024-Feb 2025).

Challenges

Longtime low compliance rates throughout the state + sudden increase in demand for lead inspections → perceived shortage of resources, long wait times

Lack of direct communication channels with landlords → less time between notification and deadline + increased tenant protections from evictions due to nonpayment of rent → intense pushback from landlords

Concerns over privacy and safety due to public database



Roles of Stakeholders

Along with the RI Department of Health, municipal code enforcement, case managers, financial assistance/home repair programs, pediatric health centers, school departments, legal clinics, and community organizations

Helped with outreach, technical assistance, resources for tenants and landlords, concurrent enforcement of existing lead certificate requirements, and more!

