RHODE ISLAND DIVISION OF STATEWIDE PLANNING

Rhode Island Enacted Land Use Law Amendments, 2022 to 2026

Technical Paper #173

A technical paper for the update of
State Guide Plan 121, Land Use 2050 State Land Use Policies and Plan

DATE : August 26, 2026

RHODE ISLAND STATEWIDE PLANNING PROGRAM
Division of Statewide Planning
Department of Administration
www.planning.ri.gov

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Abstract

Title:	Rhode Island Enacted Land Use Law Amendments, 2022 to 2026
Subject:	Land Use Planning
Date:	August 26, 2026
Agency:	State of Rhode Island Department of Administration Rhode Island Division of Statewide Planning 401-222-7901 **www.planning.ri.gov**
Project:	Work Task #1 related to legislation, SGP 121: Land Use 2050, FYs 2026-2027
Series No.:	Technical Report Number #173 for State Guide Plan Element 121, Update to *Land Use 2025: State Land Use Policies and Plan*
No. of Pages:	7 pages plus 7 appendices
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Abstract:

The Rhode Island Division of Statewide Planning (RIDSP) is preparing an update to the State Guide Plan Element #121, *Land Use 2025: State Land Use Policies and Plan*, published in 2006. To support the update, this technical paper summarizes and itemizes amendments to state enabling land use legislation, impacting local land use planning, ordinances, and regulations from the 2022 to 2026 Rhode Island General Assembly Sessions.

Many bills included amendments to several pieces of enabling legislation, and the data breaks down precisely what specific sections of each of the evaluated land use enabling acts were amended and how. The data is broken down by 1) Rhode Island General Law (RIGL) Enabling Act, 2) General Assembly session year, and 3) section of the specific enabling act (example: definitions). The goal of the information/data is both 1) to understand the scope of enacted land use legislative changes at the state level that need to be considered within statewide land use planning in the State Guide Plan update, and 2) serve as a resource to see the evolution and scope of the land use enabling act amendments.

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***NOTE:** For printing/viewing, the notated pages are sized 11x17.

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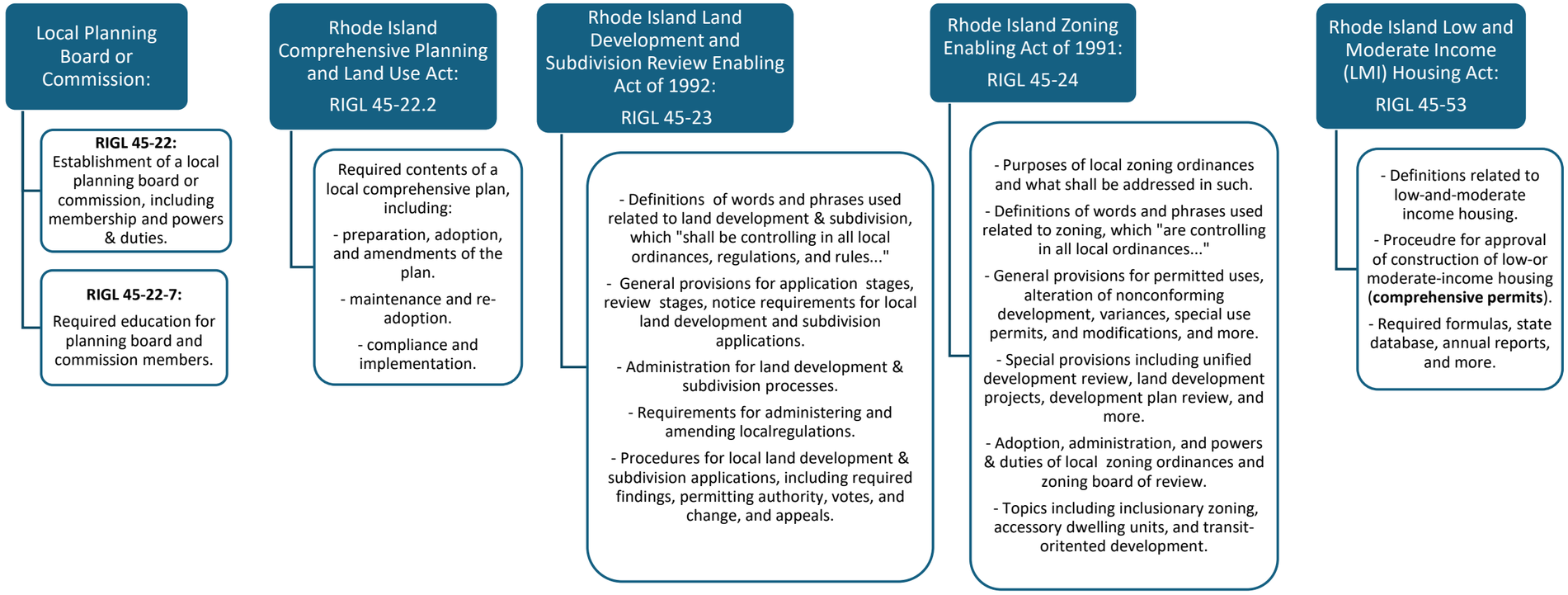
- Information and materials be used for planning purposes only. Questions on local applicability are to be directed to municipal planning staff and municipal legal counsel.
- This is WORKING DRAFT. Materials may be updated and/or expanded upon, therefore subject to change.
- For use of the materials, please credit the Rhode Island Division of Statewide Planning (RIDSP) as the source.

TECHNICAL PAPER [###]: Rhode Island Enacted Land Use Law Amendments

CONTEXT & BACKGROUND:

Local land use decisions are driven by local planning documents, including comprehensive plans, zoning ordinances, and land development & subdivision regulations, and made by land use officials including board/commission members and staff. All of these local elements are influenced by **state enabling land use legislation**. When enabling land use legislation is amended at the state level, local codes must be consistent with such. **In short, changes/amendments to enabling land use legislation changes local land use control,** including definitions, processes, standards, and more.
The primary state enabling laws and how they impact local land use control, regulations, and decisions, can be summarized by the following Rhode Island General Laws (RIGLs):



Throughout the 2020s, the Rhode Island General Assembly passed many pieces of land use legislation with amendments to enabling land use legislation, requiring amendments to local ordinances and regulations.

SUMMARY OF ENACTED LAND USE AMENDMENTS BY ENABLING ACT

Act	2022	2023	2024	2025	2026	TOTAL (BY ENABLING LAW)*
45-22 (Planning Board)	1	0	1	1	0	**3**
45-22.2 (Comprehensive Planning)	0	4	1	1	3	**9**
45-23 (Land Development & Subdivision Enabling)	1	15	10	8	7	**41**
45-24 (Zoning Enabling)	11	17	14	17	11	**70**
45-53 (LMI Housing)	13	4	3	10	6	**36**
TOTAL (BY SESSION YEAR)	**26**	**40**	**29**	**37**	**27**	**159**

** This is the total number of enabling act **sections** amended (example - definitions, standard provisions, etc.). This DOES NOT equate total number of individual bills passed, but does DOES account for sections with multiple amendments in multiple years (ex. amendments to "definitions" sections in several sessions).*

TECHNICAL PAPER [###]: Rhode Island Enacted Land Use Law Amendments

HOW TO USE THIS PAPER*:

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This workbook includes the following sheets:

01. **ALL** Enacted Land Use Amendments, 2022 to 2026

- Each amendment listed as a line item by Rhode Island General Law title/section, organized and color coded by **year** of the General Assembly session.
- Include the following columns, with ability to filter (in Excel format) and organized by the following:
  - Enabling Act Name;
  - Affected Section Change (hyperlinked);
  - Section Title/Description;
  - Main Topic/Summary of the amendment;
  - Effective Date of the enacted legislation;
  - Year of the General Assembly Session the enacted legislation took place in;
  - Bill information (hyperlinked, and references to House and Senate, where applicable).

- Methodology: This data was gathered using the RI Division of Statewide Planning annual legislative summaries.
- Note that many bills impact several pieces of enabling law (i.e one bill may include amendments to Land Development & Subdivision Enabling, Zoning Enabling, and Low and Moderate Income Housing) and several sections within an individual enabling law (for example, one bill may include amendments to Zoning Enabling under both definitions and a genearl provisions sections).
- There are several pieces of legislation included that are included that fall outside of the land use enabling legislation, but is included as still has local land use implications (example, RIGL 45-70 for Continuing Education for Local Planning and Zoning Boards and Historic District Commissions).

02. Multiple Amendments Summary

- The purpose of this table is to summarize sections of the land use enabling laws that had several enacted amendments from 2022 to 2026.
- These are given special attention as, depending on how quickly a municipality has made ordinance and regulation amendments, additional amendments may be required to make local codes consistent with the currentl RIGLs.

03 to 06. Tables of Enacted Land Use Legislation by Land Use Enabling Act Chapter

- The remaining sheets summarize the changes/amendments by land use enabling act chapter, including:
  - 03. RIGL 45-22: Local Planning Board or Commission;
  - 04. RIGL 45-22.2: Rhode Island Comprehensive Planning and Land Use Act;
  - 05. RIGL 45-23: Rhode Island Land Development and Subdivision Review Enabling Act of 1992;
  - 06. RIGL 45-24: Rhode Island Zoning Enabling Act of 1991;
  - 07. RIGL 45-53: Rhode Island Low and Moderate Income Housing (LMI) Act.

- Each piece of enabling legislation, organized and color coded by **year** of the General Assembly session.
- Include the following columns, with ability to filter (in Excel format) and organized by the following:
  - Enabling Act Name;
  - Affected Section Change (hyperlinked);
  - Section Title/Description;
  - Main Topic/Summary of the amendment;
  - Effective Date of the enacted legislation;
  - Year of the General Assembly Session the enacted legislation took place in;
  - Bill information (hyperlinked, and references to House and Senate, where applicable).

- Note that many bills impact several sections within an individual enabling law (for example, one bill may include amendments to Zoning Enabling under both definitions and a genearl provisions sections).

Appendices List

01. **ALL** Enacted Land Use Amendments, 2022 to 2026*.....11 pages
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Land Use Education Unit,
Rhode Island Division of Statewide Planning
WORKING DRAFT 2026

ALL Enacted Land Use Amendments: 2022 to 2026

This sheet captures enacted enabling legislation/amendments 2022-2026 for 1) planning board / commission, 2) comprehensive planning, 3) land development & subdivision, 4) zoning, 5) Low-to-Moderate (LMI) housing and 6) Some misc. "other" yet related acts (such as continuing education). Following sheets are tailored by enabling act. Each year is color coded, and/or use the filters (see header with drop down arrow) provided on the sheets for more tailored/specific information.

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Local Planning Board or Commission	45-22-7	powers and duties of a planning board or commision	Education mandates for local land use officials	1/1/2023	2022	H7023 Sub B	S2489 Sub A
Zoning	45-24-57	administration - powers and duties of zoning board of review	Education mandates for local land use officials	1/1/2023	2022	H7023 Sub B	S2489 Sub A
Historical Area Zoning	45-24.1-3	creation of commission authoritzed - membership appointment - term of office	Education mandates for local land use officials	1/1/2023	2022	H7023 Sub B	S2489 Sub A
Continuing Education for Local Planning and Zoning Boards and Historic District Commissions	45-70	NEW Continuing Education Chapter	Education mandates for local land use officials	1/1/2023	2022	H7023 Sub B	S2489 Sub A
LMI Housing	45-53-11	Annual comprehensive permit report	RIDSP - annual report on low and moderate income housing to prepare annual report / maintain records of such. Changing from RICommerce	6/30/2022	2022	H7947 Sub A	S3052
Zoning	45-24-31	Definitions	amendment to ADU definition	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-37	general provisions - permitted uses	certain ADUs can count toward LMI Housing	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-73	Consistent statewide treatment of accessory dwelling units required	municipalities which choose to permit ADUs shall not improse excessive restrictions as outlined in the RIGL.	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-74 [REPEALED 2024]	Additional zoning provisions for applications for accessory dwelling units	how to process applications for ADUs / "shall" be permitted use under certain criteria	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-75	Accessory dwelling units which may be counted toward LMI Housing	ADUs may count toward municipalities 10% LMI Housing goal under outlined conditions	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-76	Accessory dwelling unit annual reporting	ADU ordinance, unit permits, certificates of occupancies to be reported by municipalities to RIDSP annually	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Land Development & Subdivision	45-23-63	procedure - meetings - votes - decisions and records	Planning board approval requiring a majority vote of members present at the time of the vote	1/1/2023	2022	H6642 as amended	S2504 Sub A as amended
Zoning	45-24-56	administration - zoning board of review - establishment and procedures	minumum of four zoning board members, including alternatives, forms a quorum	1/1/2023	2022	H6642 as amended	S2504 Sub A as amended
Zoning	45-24-57	administration - powers and duties of zoning board of review	four zoning board members, including alternatives, needed to conduct hearing. Maximum of 5, including altnerates, entitled to vote. Concurring vote of majority members needed to approve / deny an application or appeal	1/1/2023	2022	H6642 as amended	S2504 Sub A as amended
Zoning	45-24-37	general provisions - permitted uses	establishing procedure for determining a proposed use requires a special use permit	6/17/2022	2022	H7201	S2088
Zoning	45-24-42	general provisions - Special Use Permits	establishing procedure for determining a proposed use requires a special use permit	6/17/2022	2022	H7201	S2088
LMI Housing	45-53-3	Definitions	definition change to "consistent with local needs" to add subsection on multi-family rental units built under a comprehensive permit…"	6/30/2022	2022	H7941 Sub A	S3044
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	added language that multi-family rental units built under a comprehensive permit may be calcuated toward a municipality's LMI housing inventory so long as outlined provisions are met.	6/30/2022	2022	H7941 Sub A	S3044
LMI Housing	45-53-3.1	Formula for non-income restricted multi-family rentals as LMI housing	adds conditions to which rental units in mult-family housing may be included as LMI Housing	6/30/2022	2022	H7941 Sub A	S3044
LMI Housing	45-53-10	New section created for repurposing vacant schools	repurposing vacant/unused school & other muni buildings for affordable housing program	6/30/2022	2022	H7943 Sub A	S3048
LMI Housing	45-53-3	Definitions	definition of monitoring agents	6/30/2022	2022	H 7949 Sub A as amended	S3046 Sub A

For printing/viewing: page is sized 11x17

ALL Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	revisions to comprehensive permit process (certificate of completeness, review of major projects, language in standards of denial, voting procedure)	6/30/2022	2022	H 7949 Sub A as amended	S3046 Sub A
LMI Housing	45-53-3	Definitions	definition of monitoring agents	6/30/2022	2022	H7950 Sub A	S3050
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	RI Housing to be included re: monitoring agent selection process	6/30/2022	2022	H7950 Sub A	S3050
LMI Housing	45-53-3.2	Approved monitoring agent program	RI Housing shall appoint and oversee approved monitoring agents	6/30/2022	2022	H7942 Sub B	S2623 Sub A
LMI Housing	45-53-14 (renamed in 2026)	Database	RIHousing to maintain online database of low-income rental units on their website	6/30/2022	2022	H7944 Sub A	S3051
LMI Housing	45-53-15	Annual reports	RI Housing to provide annual report. - changed to EOH 2025	6/30/2022	2022	H7944 Sub A	S3051
LMI Housing	45-53-12	Annual Report *- changed to EOH 2025*	RI Housing to provide annual report. *- changed to EOH 2025*	6/30/2022	2022	H7946 Sub A	S3049
Executive Office of Commerce	42-64.19-3	Executive Office of Commerce	Establishes Department of Housing (now known as Executive Office of Housing)/Secretary of Housing deputy secretary of commerce and housing becomes the secretary of housing.	6/30/2022	2022	H7940 Sub A as amended	N/A
Department of Housing	42-64.34-1 [REPEALED]	Department of Housing	establishes the Department of Housing	1/1/2023	2022	H7940 Sub A as amended	N/A
Executive Office of Commerce	42-64.19-3	Executive Office of Commerce	Establishes Department of Housing (now known as Executive Office of Housing)/Secretary of Housing deputy secretary of commerce and housing becomes the secretary of housing. Administratively, stays under the RI Commerce.	6/30/2022	2022	N/A	S 3058
Comprehensive Planning and Land Use Act	45-22.2-6	required content of a comprehensive plan	in housing chapter of a comprehensive plan, must include specific goals, implementation actions, and time frames for development of LMI Housing; Municipal zoning map must be brought into compliance with FLUM within 18 months of adoption. The implementation program shall contain a strategic plan of actions to be taken annually, to be reviewed by municipal planning board and council.	3/1/2024	2023	H6085 Sub A	S1033 Sub A
Comprehensive Planning and Land Use Act	45-22.2-12	maintaining/readopting the comprehensive plan	if municipality fails to update/readopt the comprehensive plan within 12 years from date of previous plan's adoption, municipality shall not be able to utilize the comprehensive plan as a basis for denial of a municipal land use decision	3/1/2024	2023	H6085 Sub A	S1033 Sub A
Comprehensive Planning and Land Use Act	45-22.2-13	compliance/implementation	reference to revised 45-22.2-12(b) regarding 12 year adoption period	3/1/2024	2023	H6085 Sub A	S1033 Sub A
Comprehensive Planning and Land Use Act	45-22.2-8	preparation, adoption, amendments of comprehensive plans	change to notice requirements for comprehensive plan adoption/amendment	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Land Development & Subdivision	45-23-42	general provisions - major land development/subdivision - public hearing and notice	change to notice requirements - major land development/subdivision projects	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Land Development & Subdivision	45-23-53	local regulations - public hearing and notice requirements	changes to notice requirements - land development/subdivision regulations	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Zoning	45-24-41	general provisions - variances	change to notice requirements for variance applications	6/24/2023	2023	H6086 Sub A	S1038 Sub A

ALL Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-53	adoption [zoning ordinance] - notice and hearing requirements	change to notice requirements for zoning ordinance amendments/adoption	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Parking Facilities and Privileges	31-28-11	Definitions	definitions added related to the installation of electric vehicle charing stations	7/1/2023	2023	N/A	S988 as amended
Parking Facilities and Privileges	31-28-12	designated parking spaces	requirement for EV designated parking spaces for new parking lots and those expanding 50% or more	7/1/2023	2023	N/A	S988 as amended
LMI Housing	45-53-3	definitions	definitions changes to adjustment(s), affordable housing plan, infeasible, local board, local review board, low-or moderate-income housing, "meeting local housing needs," and municipal government subsidy	1/1/2024	2023	H6081 Sub A	S1037 Sub A
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	amendments to comprehensive permit submission requirements, density bonuses, adds detail to what municipalities cannot restrict, changes in findings for approval, removal of master plan stage, update to appeal process to Superior Court	1/1/2024	2023	H6081 Sub A	S1037 Sub A
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	appeals of comprehensive permits go to Superior Court under land use calendar, sunsetting the State Housing Appeals Board (SHAB)	1/1/2024	2023	H6083 Sub A	S1050 Sub A
LMI Housing	45-53-5/5.1 [REPEALED]	appeals - judicial review	appeals of comprehensive permits go to Superior Court under land use calendar, sunsetting the State Housing Appeals Board (SHAB)	1/1/2024	2023	H6083 Sub A	S1050 Sub A
Zoning	45-24-31	Definitions	amendment to definition of "dimensional variance" / refernece to standards in 45-24-41.	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-38	general provisions - Substandard Lots of Record	substandard lots proportionality / not required to seek zoning relief based solely on failure to meet minimum lot size requirements of the district in which lot is located. Also notes the merger of lots not required when substandard lot has area equal or greater than 50% of lots within 200 feet of the subject lot	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-40	general provisions - alteration of nonconforming development/uses established by variance/SUP	reference to "unless allowed by specific provisions of amunicpal zoning ordinance." to subsection c - capturing substandard lot calculation, modification, etc.	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-41	general provisions - variances	changes to dimensional variance standards	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-42	Special Use Permits	special use permit specific and objective criteria	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-46	modification	mandated zoning modification procedure	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Land Development & Subdivision	45-23-27	applicability	technical language amendment	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A

ALL Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Land Development & Subdivision	45-23-32	Definitions	adds references to RI Comprehensive Planning and Land Use Regulation Act (45-22.2-4) and Zoning Enabling Act (45-24) changes to definitions of administrative officer, administrative subdivision, board of appeal, certificate of completeness, development plan review, land development project (minor and major), master plan, permitting authority, preliminary plan, public hearing, public informational hearing (removed), re subdivision (removed), technical review committee	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-36	general provisions - authority and application for development and certificate of completeness	clarifying language on permitting authority and classification of an application	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-38	general provisions - minor land development and subdivision review	changes to review processes/required stages for application types and permitting authorities for such	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-39	general provisions - major land development and subdivision review	changes to review processes/required stages for application types and permitting authorities for such	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-42	general provisions - major land development and subdivision - public hearing and notice	technical language amendment to read "when applicable"	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-50	special provisions - development plan review	local regulations / ordinances shall identify the permitting authority for review for DPR applications, provide specific categories of projects (both for administrative review as well as to be heard by a designated permitting authority), authority to provide waivers, review stages/process/requirements, and that such decision is appealable	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-50.1	special provisions - unified development review	requirement to utilize unified development review when waivers/relief needed (except for relief granted by modification), procedure/process/timeline for such	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-55	Administration - administrative officer	the administrative officer has authority to issue approvals and all authority where specifically set forth in the Land Development & Subdivision Enabling Act (45-23)	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-56	Administrative - technical review committee	a muncipality may establish a TRC	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-62	procedure - waivers - modifications and reinstatement of plans	removal of development plan review language from this section, adds clarifying language	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-67	appeals from decision of administrative officer	adds "process and timing" subsection, that appeals of the administrative officerr approving or denying projects proceed to the Superior Court Land Use Calendar, adds language regarding stays during an appeal, board of appeal hearing process	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-71	appeals to Superior Court	appeal of a decision of an administrative officer, TRC, or planning board proceed to Superior Court with Land Use Calendar. Adds language that recommendations are NOT appealable. Language on appeals on final plan decisions	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A

ALL Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-31	Definitions	development plan review and land development project definitions changes - refer directly to Land Development & Subdivision Act (45-23)	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-46.4	special provisions - unified development review	requirement to utilize unified development review when applicable, technical amendments (ex. "permitting authority")	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-47	special provisions - land development projects	direct reference to Land Development & Subdivision Act (45-23-32), technical amendments, including use of "permitting authority."	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-49	special provisions - development plan review	direct reference to Land Development & Subdivision Act (45-23-50), technical amendments (ex. "permitting authority")	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-58	administration - application procedure	technical amendment "as allowed by this chapter."	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-31	Definitions	adaptive reuse definition	1/1/2024	2023	H6090 Sub A	S1035 Sub A
Zoning	45-24-37	general provisions - permitted uses	provisions in which adaptive reuse is a permitted use	1/1/2024	2023	H6090 Sub A	S1035 Sub A
Zoning	45-24-46.1	Inclusionary Zoning	inclusionary zoning as 25% minimum (*repealed)* and density bonuses/incentives/muni subsidies of such	1/1/2024	2023	H6058 Sub A	S1051 Sub A
Zoning	45-24-77	Transit-ordiented development pilot program (NEW)	Establishes the TOD pilot program	1/1/2024	2023	H6084 Sub B	S1052 Sub A
Courts and Civil Procedure - Courts	8-2-40	Land Use Calendar	establishes the land use calendar in Superior Court	1/1/2024	2023	H6060 Sub A	S1053 Sub A
Zoning	45-24-31	Definitions	added definition of "manufactured home"	6/25/2024	2024	H7980 Sub A as amended	S2989 Sub A
Zoning	45-24-37	general provisions - permitted uses	allowing manufactured homes to be considered a single-family home if on a lot designated for such use.	6/25/2024	2024	H7980 Sub A as amended	S2989 Sub A
RI Housing Resources Act of 1998	42-128.8.1	housing production and rehabilitation	mobile & manufactured homes shall be included as affordable housing under outlined provisions.	6/25/2024	2024	H7984 Sub A as amended	S2993 as amended
LMI Housing	45-53-3	Definitions	under "Low-or-moderate-incoming housing" defintion, adds language to allowing mobile & manufactured homes which meets provisions under 42-128.8.1 to count as 1/2 of one unit for the purposes of calcululating total LMI year-round housing, and requirements of a monitoring agent	6/25/2024	2024	H7984 Sub A as amended	S2993 as amended
LMI Housing	45-53-3	Definitions	under "Low-or moderate-income hoiusing" definition, adds language to include any rental property secured with federal rental assistance voucher	7/1/2024	2024	H8336 as amended	S2089 as amended
Zoning	45-24-31	Definitions	technical amendments to the definiton of "accessory dwelling unit (ADU"	6/25/2024	2024	H7062 Sub A	S2998 Sub A
Zoning	45-24-37	general provisions - permitted uses	ADUs established as a permitted use in all residential zoning districts (under certain requirements) through building permit process only	6/25/2024	2024	H7062 Sub A	S2998 Sub A
Zoning	45-24-73	Design standards required for accesory dwelling units; consistent statewide treatment of ADUs required	outlines circumstances in which ADUs are permitted by right, establishes uniform standards, and outlines what municipalities shall not restrict.	6/25/2024	2024	H7062 Sub A	S2998 Sub A

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Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-33	standard provisions	floor area ratio clarifying language to explicitly say exclusing any portion of a basement in calculation	6/29/2024	2024	H 7324 Sub A	S3148
Zoning	45-24-31	Definitions	amendment to definition of "household"	6/24/2024	2024	H 7382 Sub A	S2635 Sub A
Zoning	45-24-46.1	Inclusionary Zoning	inclusionary zoning as 15% minimum and amendments to density bonsues	1/1/2025	2024	H 7948 Sub A	S2999 Sub A
Land Development & Subdivision	45-23-32	Definitions	amendments to defintion of 1) development plan review (categories), final plan, minor land development project	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-38	general provisions - minor land development/subdivision review	adding language to zoning modification requirements, when applicable, into process	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-39	general provisions - major land development/subdivision revies	adding language to zoning modification requirements, when applicable, into process	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-50	special provisions - development plan review	adding language to zoning modification requirements, when applicable, into process	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-50.1	special provisions - unified development review	removes "related to minor subdivisions and land development projects."	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-61	precedence of approvals between planning board and other local permitting authorities	removes language to advisory recommendation of the planning board to zoning board/adds languagte to unified development review	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-65	procedure - changes to recroded plats and plans	location of where in the RIGL to find minor/major change	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-67	appeals from decision of administrative officer	technical amendments to appeal to proper reference	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Zoning	45-24-38	Substandard Lots of Record	amendments to substandard lot caluclations	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Zoning	45-24-42	special-use permits	amendment to notice requirements for special-use permit (to be consistent with variance)	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Zoning	45-24-46.4	Unified development review	technical amendment to proper RIGL reference	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Zoning	45-24-49	Development plan review	development plan review amendments - updated reference to Land Development & Subdivision enabling	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-46	construction and/or improvement guarantees	adding clarifying language of "permitting authority," amendments to forms of financial security for construction and/or improvement guarantees relating to completion of required public improvements	1/1/2025	2024	H7950 Sub A	S3000 Sub A
Comprehensive Planning and Land Use Act	45-22.2-13	compliance/implementation	conditions upon which limiations may be placed on land use applications by municipalities (i.e. moratorium)	6/25/2024	2024	H7951 Sub A	S2988 Sub A
Land Development & Subdivision	45-23-36.1	electronic permitting	e-permitting requirements for all development applications	6/24/2024	2024	H7978 Sub A	S3036 Sub A
Zoning	45-24-58.1	electronic permitting	e-permitting requirements for all development applications	6/24/2024	2024	H7978 Sub A	S3036 Sub A
LMI Housing	45-53-16	electronic permitting	e-permitting requirements for all development applications	6/24/2024	2024	H7978 Sub A	S3036 Sub A
Local Planning Board or Commission	45-22-1	Establishment - home rule charter	esatblishes authority/option for a combined planning/zoninig review board	1/1/2025	2024	H7979	S2991
Zoning	45-24-30	general purposes of zoning ordinances	amends provisions relative to the application of zoning ordinances pertaining to wetland buffers to projects for development, redevelopment, construction, or rehabilitation - DEM/CRMC have exlusive jursidiction	6/25/2024	2024	H7982	S2994

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Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
State Building Code	23-27.3-100/100.1	scope and short title- applicability	establishment & maintenance of e-permitting for all matters to applications/review for state and local building permits, zoning applications, planning applications, and apps/permits RIDEM, RIDOT, CRMC	7/1/2025	2025	H5803 Sub A as amended	S1087
State Building Code	23-27.3-108.2	duties of the state building code commissioner	building permit fees, overseeing e-permitting	7/1/2025	2025	H5803 Sub A as amended	S1087
Land Development & Subdivision	45-23-36.1	electronic permitting	updated reference and percentage technical amendment	7/1/2025	2025	H5803 Sub A as amended	S1087
Zoning	45-24-58.1	electronic permitting	updated reference and percentage technical amendment	7/1/2025	2025	H5803 Sub A as amended	S1087
LMI Housing	45-53-16	electronic permitting	updated reference and percentage technical amendment	7/1/2025	2025	H5803 Sub A as amended	S1087
Department of Transportation	42-13-10	electronic permitting	e-permitting requirements for RILOT applications	7/1/2025	2025	H5803 Sub A as amended	S1087
Department of Environmental Management	42-17.1-46	electronic permitting	e-permitting requirements for RIDEM applications	7/1/2025	2025	H5803 Sub A as amended	S1087
CMRC	46-23-27	electronic permitting	e-permitting requirements for CRMC applications	7/1/2025	2025	H5803 Sub A as amended	S1087
CRMC	46-23-6	powers and duties - rights of way	rights of way - determination will be provided to the municipality and municipalities shall be required to identify/maintain a current list of public rights of ways to the tidal water areas in their municipaity, including official maps.	6/23/2025	2025	H5686	S626
Outdoor Dining Act	45-24.7-5	temporary outdoor dining services	allows food service establishment to provide temporary outdoor dining servies any time a building/structure used as a food service establishment is uninhabitable by virtue of a casualty for 18 months/until building fit for occpuancy (expires 6/30/2027)	6/23/2025	2025	H6392	S1139
Department of Housing	42-64.34 [REPEALED]	establishment, powers & duties, rules and regulations, severability	REPEALED Department of Housing. Replaced with Executive Office of Housing (see 42-167)	6/29/2025	2025	H5076 Sub A as amended	N/A
Executive Office of Housing	42-167	establishment, powers & duties, secretary of housing, rules & regulations, coordination with other state agencies, severability	esatblishment of the Executive Office of Housing (formerly Dept. of Housing)	6/29/2025	2025	H5076 Sub A as amended	N/A
Zoning	45-24-46.1	Inclusionary Zoning	under fee in lieu, technical amendments to executive office of housing/fund	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-3	Definitions	"monitoring agent"" definition amendment to EOH	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-3.2	Approved monitoring agent program	responsibilities of former housing commission transferred to EOH	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-11	annual comprehensive permit report	EOH to prepare annual comprehensive permit report and make available on their website	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-12	annual report	annual report responsibilities moved from RIHousing to the EOH, technical amendments to what is included in the report.	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-15	annual reports	technical amendment to RI Housing "and mortgage finance"	6/29/2025	2025	H5076 Sub A as amended	N/A
State Affairs and Government	42-55.2	Housing Land Bank Program	establishment of the "housing land bank" administered by RIHousing	6/27/2025	2025	H5955 Sub A	S122 Sub A as amended
Management and Disposal of Property	37-7-6	transfer of land between departments and agencies	permits transfer to be made to RIHousing for purposes of developing/redeveloping property as affordable/mixed-income housing	6/27/2025	2025	H5955 Sub A	S122 Sub A as amended
Department of Housing	42-64.34-5 [no link on RIGL website - Chapter Repealed]	RI housing champion designation	establishes housing champion designation program and make munis eligible for preferential access to state resources	6/27/2025	2025	H5229 Sub A as amended	S495 Sub A as amended

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Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
RI Housing Resources Act of 1998	42-128-8.1	housing production and rehabilitation	secretary of housing to develop pilot program top explore alternatigve under writing criteria	6/30/2025	2025	H5956 Sub A	S1011 Sub A
Zoning	45-24-33	standard provisions	adds for allowing the constructin of attached single-family dwellings in designated zoning districts. Adds meaning and provisions for allowance by right and what additional standards munis are permitted to establish	1/1/2026	2025	H5798 Sub A as amended	S1083 Sub A
Zoning	45-24-37	general provisions - permitted uses	adds "attached single family dwellings" as a permitted use in residential districts which allow for the construction for 2 or more units, and number of such allowed shall be the same as the corresponding residential density for property/zoning district	1/1/2026	2025	H5798 Sub A as amended	S1083 Sub A
Zoning	45-24-31	Definitions	adds "co-living housing" definition	1/1/2026	2025	H5797 Sub A	S1085
Zoning	45-24-33	standard provisions	zoning ordinances may include special provisions for community living options such as co-living housing in areas serviced by transit and other services	1/1/2026	2025	H5797 Sub A	S1085
Zoning	45-24-37	general provisions - permitted uses	co-living housing which meets building/fire codes may be allowed in adaptive reuse developments	1/1/2026	2025	H5797 Sub A	S1085
LMI Housing	45-53-3	Definitions	amended definitions to afforable housing plan, approved affordable housing plan, comprehensive plan, consistent with local needs, local review board municipal government subsidy	7/1/2025	2025	H5801 Sub A	S1088
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	including "density bonus" in municipal government subsidies, amendments to what a density bonus calculation shall exclude, amendments to pre-application/additional of optional master plan stage, amendments to prelimnary plan review based on optional master plan stage, amendments to required findings and removes required findings for denial, amendments to modifications and changes to plansand vesting	7/1/2025	2025	H5801 Sub A	S1088
LMI Housing	45-53-3	Definitions	amended definition to affordable housing plan, consistent with local needs, meeting local housing needs	1/1/2026	2025	H5801 Sub A	S1088

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Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	comprehensive permit proceudre not available in municipalities in excess of the 10% minimum of year-round LMI units which also have an inclusionary zoning ordinance. However, may provide applicant with more dwelling units than allowed by right in for of a density bonus. Munis which this applies to, may, by council action, limit annual total number of dwelling units in compreehsnvie permit applications from for-profit developers. Municipalities who have not met the 10% minimum shall make available the comprehensive permit with municipal subsidies, such as density bonusess. In this case, where adjustments are requirested, the proposed development must show it has mitigated any impact of the proposed development on the general character of the surrounding area. Removals subsection on "for-profit develoers - limits."	1/1/2026	2025	H5801 Sub A	S1088
Zoning	45-24-33	standard provisions	a zoning ordinance shall provide residential development in all or some of the areas encompassing commercial district(s) in a municipality provided it meets objective standards and critera (outlined in the RIGL)	1/1/2026	2025	H5800 Sub A	S1090 Sub A
Zoning	45-24-33	standard provisions	a zoning ordinance shall provide for residential use options not limited to single-family detached structures in areas which have available public pwater/sewer capacity in municipalities in which at least part of the area is located within the urban services boundary (identified in FLUM, LU 2025)	1/1/2026	2025	H5796 as amended	S1092
Zoning	45-24-54	administration	zoning certificate procedure - increased from 15 to 20 days upon written request. Requesting party has the right to appeal the determination made in the zoning certificate to the zoning board	6/27/2025	2025	H5795 Sub A	S1084 Sub A
Local Planning Board or Commission	45-22-7	powers and duties	adds language of "or development plan review" for authority to approve/deny variances and special use permits as part of planning board review, when applicable	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Comprehensive Planning and Land Use Act	45-22.2-8	preparation, adoption, amendments	changes to a comprehensive plan which allow for an increase in new housing units shall not be included in amendment allowance toatl	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-32	Definitions	definition change to minor subdivision, major subdivision	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-35	provisions - pre-application meetings and concept review	"may" provision, at request of the applicant	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-36	provisions - authority and application for development and certificate of completeness	for certification of a complete application - reviewed by administrative officer only to determine if meets information requirement in local checklists/as required as a condition of previous stage. Application to not be deemed nicomplete for reasons other than failture to apply an item/items listed on applicable checklist.	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended

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Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Land Development & Subdivision	45-23-39	provisions - major land development/subdivision	"if applicable" to stages of review, removal of submission requirements of legal documents, state/federal permits from preliminary stage (moved to final plan submission requirements), amendment of expiration of approval from 1 to 2 years, technical amendment of "modifications and changes to approved plans	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-57	administration - board of appeal	zoning board of review does not hear appeals applying to decisions of the administrative officer which to approve or deny an applcation	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-60	procedure - required findings	amendments to required findings, and language to which findings apply to minor subdivisions under administrative review/approval only	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-71	appeals to the Superior Court	"permitting authority, as applicable" technical language added / to replace "planning board."	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-31	Definitions	definition changes to floating zone, modification	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-37	general provisions - permitted uses	adaptive reuse - to include "mills," adds "prohibitions" related to industrial/manfacturing zoning use district, adds language to density and dimensional requirements, clarifying language on existing setbacks, height, adds language of requirement of public water/sewer	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-38	Substandard Lots of Record	for substandard lots, in lieu of calculation, municipality may compliance for an existing zoning district if such requirement is in the local zoning ordinance. Also adds merger requirement of a compilation plan signed by a professional land surveyor	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-46	modification	removes language of "a modifcation does not permit moving of lot lines," amendments to determinations, technical language adding regarding notice, adds language to "neighborhood character-based modifications"	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-46.1	Inclusionary Zoning	a municipality shall not limit the number of bedrooms for applications submitted under inclusionary zoning to anything less than 3 bedrooms per dwelling unit for single-family dwelling units. Inclusionary zoning requirements shall not be applied where there is al imitation on the development density at the subject property under the regulations of a state agencythat prevents the use of the density bonus	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-46.4	Unified development review	if an applicatn seeks relief from the dimensional requirements as part of its proposed subdivision, removes a standard from applying to prohibit the granting of the relief.	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended

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Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-77	transit oriented development pilot program	under "establishment" adds "developers" along with municipalities, adds "existing or planned" langauge to "applicability," adds criteria language and amendments to process/reporting.	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Abandoned Property	34-44-12	Sale of building and property by receiver	It provides that an energy storage system proposed to be located on a property for which a Court of Competent Jurisdiction has made the necessary findings under § 34-44-4, shall be a by-right, permitted use under zoning in the municipality in which the property is located.	6/24/2026	2026	H8294 Sub A	S2088 Sub A as amended
Renewable Ready Program	42-140.5-9	Permitting of renewable energy resources and energy storage systems.	"and/or the energy storage system" added throughout	6/24/2026	2026	H8294 Sub A	S2088 Sub A as amended
Facilitating Business Rapid Response to State Declared Disaster Act of 2024	5-94-2	definitions	"wireless" added to definition of critical infrastructure.	1/1/2027	2026	H7173 as amended	N/A
Purchase and Sale of Regulated Metals	6-11.2-2	Definitions	definition change to regulated metals to include "any component of a cable, broadband, wireless, or wired communications device or facility."	1/1/2027	2026	H7173 as amended	N/A
Purchase and Sale of Regulated Metals	6-11.2-6	Payment	Every person licensed under this chapter shall, 9 prior to issuing any payment, notify the seller of the material of the requirement to notify the police 10 department of receipt of materials listed under § 6-11.2-8.	1/1/2027	2026	H7173 as amended	N/A
Purchase and Sale of Regulated Metals	6-11.2-8	Holding period for property acquired by licensee	"Property which is known or reasonably should be known as ordinarily used by, belongs 25 to, or is identified with markings indicating ownership by a telephone, telegraph, cable, broadband, 26 Internet, wireless communication, gas, water, or electric light company. For the purposes of this 27 section, evidence that the insulating casing of a regulated metals property was burned, smoldered 28 off, or otherwise obfuscated shall create a presumption that the secondary metals recycler should 29 have known the material is a regulated metals property."	1/1/2027	2026	H7173 as amended	N/A
Zoning	45-24-41	general provisions - variances	" a municipality may also grant a variance or other form of zoning relief for the protection of critical infrastructure as defined in § 5-94-2 upon the finding that the property has been subject to or is at a reasonably foreseeable risk of vandalism, trespass, theft, or damage by extreme weather or climate change related disaster."	1/1/2027	2026	H7173 as amended	N/A
Abandoned Property	34-44-1.1	Inventory of abandoned properties	technical amendments and "A property owner or lienholder shall have the right, but not the obligation, to cure or cause to be cured the conditions giving rise to inclusion on the abandoned properties list within a reasonable time, before the property may be alleged to be abandoned in any judicial proceeding under this chapter."	6/18/2026	2026	H8101 Sub A as amended	S2912 Sub A as amended

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Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Abandoned Property	34-44-2	Definitions	definition amendments to "Abadonment/abandon," addition of "eligible nonprofit corporation (ENC)," amendments to "public nuisance."	6/18/2026	2026	H8101 Sub A as amended	S2912 Sub A as amended
Abandoned Property	34-44-3	Injunctive relief and other relief	technical amendments to include ENC, application for injunction language added	6/18/2026	2026	H8101 Sub A as amended	S2912 Sub A as amended
Abandoned Property	34-44-4	Public nuisance determination — Show cause hearing — Appointment of receiver	applicable reference to 34-44-3	6/18/2026	2026	H8101 Sub A as amended	S2912 Sub A as amended
LMI Housing	45-53-14	Database of low- or moderate- income rental units.	Section title renamed Amend the current law on low-income housing to include moderate-income housing and would eliminate the income percentages used to determine qualifications for low- or moderate-income housing. Add the executive office of housing to the government office that is required to host a database containing rental or sale of residential units.	1/1/2027	2026	H7778	S2690
LMI Housing	45-53-14.1 [NEW - link not yet available]	Listing by owners of low- or moderate-income housing.	Require owners of property qualifying as low- or moderate-income housing, to list the property on the database with certain exceptions.	1/1/2027	2026	H7778	S2690
Zoning	45-24-33.1 [NEW - link not yet available]	NEW SECTION Recovery houses	provide guidelines regarding placing restrictions on residential recovery houses.	6/19/2026	2026	H8040 Sub A as amended	S2575 Sub A
Zoning	45-24-33	standard provisions	standards and limitations on permitted parking requirements for dwelling units. mandates no more than one off-street parking space per dwelling unit in a multi-family structure or development can be required, where the property is in a transit oriented area within a ¼ mile radius of an existing regional mobility hub or within a ⅛ mile radius of an existing frequent transit stop as defined in the 2020 Rhode Island Transit Master Plan or its successor.	6/23/2026	2026	H8005 Sub A	S3303
Zoning	45-24-30	general purposes of zoning ordinances	set the zoning statewide for “family child care homes” to no fewer than twelve (12) children maximum	6/19/2026	2026	H7371	S2273
Superior Court	8-2-40	Land Use Calendar	amends briefing schedule	6/23/2026	2026	H8004 Sub A	S3302
Comprehensive Planning and Land Use Act	45-22.2-2	Status of comprehensive plans; relation to other statutes	establishes the relation to other statutes for municipal comprehensive plans specifically to subdivision and land development regulations and zoning ordinances. References to chapters 23 and 24	6/23/2026	2026	H8004 Sub A	S3302
Comprehensive Planning and Land Use Act	45-22.2-5	Formulation of comprehensive plans by cities and towns	establishes the relation to other statutes for municipal comprehensive plans specifically to subdivision and land development regulations and zoning ordinances. References to chapters 23 and 24	6/23/2026	2026	H8004 Sub A	S3302
Comprehensive Planning and Land Use Act	45-22.2-13	compliance/implementation	No such limitation moratorium shall be applicable to applications submitted as part of a comprehensive permit project under § 45-53-4, or nor shall it be applicable to units to be developed under inclusionary zoning.	6/23/2026	2026	H8004 Sub A	S3302

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Land Development and Subdivision	45-23-32	definitions	definition changes to buildable lot, minor subdivision, oversized lot subdivision, major subdivision	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-35	general provisions - preapplication meetings/concept review	language removed	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-37	general provisions - administrative subdivisions	review process and standards amended	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-38	general provisions - minor land development/subdivision	submission and approval standards amended, removal of language to re-assignment to major review to be done by the Planning Board	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-50.1	special provisions - unified development review	procedures for dimensional relief requests as part of administrative subdivisions	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-60	procedure - required findings	language for standard provisions for administrative subdivisions added to section if allowed by local regulation and/or ordinance, lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-71	appeals to the Superior Court	administrative subdivisions added to list of decisions an aggreved party may appeal to the Superior Court	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-31	Definitions	amendments to definitions 1) co-living housing, 2) substandard lot of record	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-38	general provisions - Substandard Lots of Record	Merger standards for contiguous substandard lots of recorded have been amended.	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-41	general provisions - variances	in standard (3) - strike variance, replace with "relief"	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-43	general provisions - special conditions	The standard for granting **use** variances no longer allows for special conditions which would address designating the exact location and nature of development.	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-46	special provisions - modification	1) "dimensional modification" clarifying language added, 2) Neighborhood-based character modifications (NCBM) made a shall provision 3) clarifying language to "permitting authority" added	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-47	special provisions - land development projects	technical amendment: "unless otherwise set forth in this chapter…"	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-54	administration - administration and enforcement of the zoning ordinance	clarifying language on WHO can request a zoning certificate	6/23/2026	2026	H8004 Sub A	S3302

ALL Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
LMI Housing	45-53-4	procedure for approval of construction of low or moderate income housing	1) Extends the comprehensive permit process as a voluntary “may” option to those municipalities that have low- moderate-income housing in excess of 10% of its year-round housing unit which also have an inclusionary zoning ordinance consistent with § 45-24-46.1. 2) "Achieving communities" language added (amendment effective 1/1/27 added below as separate line item). 3) Vesting standards for what is written evidence when applying for extension(s) of the period have been added. 4) evidence of soil suitability for OSWS may be requested as additional documentation 5) technical amendments to the standard of compatible in scale	6/23/2026	2026	H8004 Sub A	S3302
LMI Housing	45-53-4	procedure for approval of construction of low or moderate income housing	Beginning in January of 2027, it sets certain conditions for municipalities that achieve the 10% (to be known as achieving communities designated by the Executive Office of Housing) which also have an inclusionary zoning ordinance consistent with § 45-24-46.1, to be able to refuse new applications for comprehensive permits.	1/1/2027	2026	H8004 Sub A	S3302
LMI Housing	45-53-5.1	appeals - judicial review	1) Standards for judicial review of appeals of comprehensive permits are changed. 2) addition of "Appeals from a decision granting approval of a final plan shall be limited to elements of the approval not contained in the decision reached by the local review board at the preliminary plan stage."	6/23/2026	2026	H8004 Sub A	S3302
LMI Housing	45-53-11	annual comprehensive permit report	technical amendment to remove a RIGL reference and add "with the low-and moderate-income housing units."	6/23/2026	2026	H8004 Sub A	S3302

Enabling Law Sections with Multiple Amendments

Shaded cells indicate these sections had significant amendments overtime, sometimes within a given session year. Special attention to check where dealing with definition/interpretation, process, etc.		
Enabling Act	**Section Title**	**Years**
45-22 (Planning Board)		
45-22-7	powers and duties	2022 2025
45-22.2 (Comprehensive Planning)		
45-22.2-8	preparation, adoption, amendments of comprehensive plans	2023 2024
45-22.2-13	compliance/implementation	2023 2025 2026
45-23 (Land Development & Subdivision)		
45-23-32	definitions	2023 2024 2025 2026
45-23-35	general provisions - preapplication meeting/concept review	2025 2026
45-23-36	general provisions - authority and application for development and certificate of completeness	2023 2024 2025
45-23-36.1	electronic permitting	2024 2025
45-23-38	general provisions - ***minor*** land development and subdivision review	2023 2024 2026
45-23-39	general provisions - ***major*** land development and subdivision review	2023 2024 2025
45-23-50	special provisions - development plan review	2023 2024
45-23-50.1	special provisions - unified development review	2023 2024 2026
45-23-60	procedure - required findings	2025 2026
45-23-67	appeals from decision of administrative officer	2023 2024
45-23-71	appeals to Superior Court	2023 2025 2026
45-24 (Zoning)		
45-24-30	general purposes of the zoning ordinance	2024 2026
45-24-31	definitions	2022 2023 2024 2025 2026
45-24-33	standard provisions	2024 2025 2026
45-24-37	general provisions - permitted uses	2022 2023 2024 2025
45-24-38	general provisions - substandard lots of record	2023 2024 2025 2026
45-24-41	general provisions - variances	2023 2026
45-24-42	general provisions - special use permits	2022 2023 2024
45-24-46	modification	2023 2025 2026
45-24-47	land development projects	2023 2026

Enabling Law Sections with Multiple Amendments

Enabling Act	Section Title	Years
45-24-46.1	inclusionary zoning	2023 2025
45-24-46.4	special provisions - unified development review	2023 2024 2025
45-24-49	special provisions - development plan review	2023 2024
45-24-54	administration - administration and enforcement of the zoning ordinance	2025 2026
45-24-57	administration - powers and duties of zoning board of review	2022 2025
45-24-58.1	electronic permitting	2024 2025
45-24-73	consistent statewide treatment of ADUs required	2022 2024
45-24-77	TOD Pilot program	2023 2025
45-53 (LMI Housing)		
45-53-3	definitions	2022 2023 2024 2025
45-53-4	procedure for approval of construction of low or moderate income housing	2022 2023 2025 2026
45-53-3.2	approved monitoring agent program	2022 2025
45-53-11	annual report (comprehensive permit)	2022 2025 2026
45-53-12	annual report	2022 2025
45-53-14	database	2022 2026
45-53-15	annual reports	2022 2025
45-53-16	electronic permitting	2024 2025

Local Planning Board or Commission Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Local Planning Board or Commission	45-22-7	powers and duties of a planning board or commision	Education mandates for local land use officials	1/1/2023	2022	H7023 Sub B	S2489 Sub A
Local Planning Board or Commission	45-22-1	Establishment - home rule charter	esatblishes authority/option for a combined planning/zoninig review board	1/1/2025	2024	H7979	S2991
Local Planning Board or Commission	45-22-7	powers and duties	adds language of "or development plan review" for authority to approve/deny variances and special use permits as part of planning board review, when applicable	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended

TOTAL **3**

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Comprehensive Planning and Land Use Act Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Comprehensive Planning and Land Use Act	45-22.2-6	required content of a comprehensive plan	in housing chapter of a comprehensive plan, must include specific goals, implementation actions, and time frames for development of LMI Housing; Municipal zoning map must be brought into compliance with FLUM within 18 months of adoption. The implementation program shall contain a strategic plan of actions to be taken annually, to be reviewed by municipal planning board and council.	3/1/2024	2023	H6085 Sub A	S1033 Sub A
Comprehensive Planning and Land Use Act	45-22.2-12	maintaining/readopting the comprehensive plan	if municipality fails to update/readopt the comprehensive plan within 12 years from date of previous plan's adoption, municipality shall not be able to utilize the comprehensive plan as a basis for denial of a municipal land use decision	3/1/2024	2023	H6085 Sub A	S1033 Sub A
Comprehensive Planning and Land Use Act	45-22.2-13	compliance/implementation	reference to revised 45-22.2-12(b) regarding 12 year adoption period	3/1/2024	2023	H6085 Sub A	S1033 Sub A
Comprehensive Planning and Land Use Act	45-22.2-8	preparation, adoption, amendments of comprehensive plans	change to notice requirements for comprehensive plan adoption/amendment	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Comprehensive Planning and Land Use Act	45-22.2-13	compliance/implementation	conditions upon which limiations may be placed on land use applications by municipalities (i.e. moratorium)	6/25/2024	2024	H7951 Sub A	S2988 Sub A
Comprehensive Planning and Land Use Act	45-22.2-8	preparation, adoption, amendments	changes to a comprehensive plan which allow for an increase in new housing units shall not be included in amendment allowance toatl	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Comprehensive Planning and Land Use Act	45-22.2-2	Status of comprehensive plans; relation to other statutes	establishes the relation to other statutes for municipal comprehensive plans specifically to subdivision and land development regulations and zoning ordinances. References to chapters 23 and 24	6/23/2026	2026	H8004 Sub A	S3302
Comprehensive Planning and Land Use Act	45-22.2-5	Formulation of comprehensive plans by cities and towns	establishes the relation to other statutes for municipal comprehensive plans specifically to subdivision and land development regulations and zoning ordinances. References to chapters 23 and 24	6/23/2026	2026	H8004 Sub A	S3302
Comprehensive Planning and Land Use Act	45-22.2-13	compliance/implementation	No such limitation moratorium shall be applicable to applications submitted as part of a comprehensive permit project under § 45-53-4, or nor shall it be applicable to units to be developed under inclusionary zoning.	6/23/2026	2026	H8004 Sub A	S3302

TOTAL **9**

Land Development and Subdivision **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Land Development & Subdivision	45-23-63	procedure - meetings - votes - decisions and records	Planning board approval requiring a majority vote of members present at the time of the vote	1/1/2023	2022	H6642 as amended	S2504 Sub A as amended
Land Development & Subdivision	45-23-42	general provisions - major land development/subdivision - public hearing and notice	change to notice requirements - major land development/subdivision projects	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Land Development & Subdivision	45-23-53	local regulations - public hearing and notice requirements	changes to notice requirements - land development/subdivision regulations	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Land Development & Subdivision	45-23-27	applicability	technical language amendment	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-32	Definitions	adds references to RI Comprehensive Planning and Land Use Regulation Act (45-22.2-4) and Zoning Enabling Act (45-24) changes to definitions of administrative officer, administrative subdivision, board of appeal, certificate of completeness, development plan review, land development project (minor and major), master plan, permitting authority, preliminary plan, public hearing, public informational hearing (removed), re subdivision (removed), technical review committee	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-36	general provisions - authority and application for development and certificate of completeness	clarifying language on permitting authority and classification of an application	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-38	general provisions - minor land development and subdivision review	changes to review processes/required stages for application types and permitting authorities for such	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-39	general provisions - major land development and subdivision review	changes to review processes/required stages for application types and permitting authorities for such	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A

Land Development and Subdivision **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Land Development & Subdivision	45-23-42	general provisions - major land development and subdivision - public hearing and notice	technical language amendment to read "when applicable"	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-50	special provisions - development plan review	local regulations / ordinances shall identify the permitting authority for review for DPR applications, provide specific categories of projects (both for administrative review as well as to be heard by a designated permitting authority), authority to provide waivers, review stages/process/requirements, and that such decision is appealable	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-50.1	special provisions - unified development review	requirement to utilize unified development review when waivers/relief needed (except for relief granted by modification), procedure/process/timeline for such	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-55	Administration - administrative officer	the administrative officer has authority to issue approvals and all authority where specifically set forth in the Land Development & Subdivision Enabling Act (45-23)	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-56	Administrative - technical review committee	a muncipality may establish a TRC	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-62	procedure - waivers - modifications and reinstatement of plans	removal of development plan review language from this section, adds clarifying language	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-67	appeals from decision of administrative officer	adds "process and timing" subsection, that appeals of the administrative officerr approving or denying projects proceed to the Superior Court Land Use Calendar, adds language regarding stays during an appeal, board of appeal hearing process	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-71	appeals to Superior Court	appeal of a decision of an administrative officer, TRC, or planning board proceed to Superior Court with Land Use Calendar. Adds language that recommendations are NOT appealable. Language on appeals on final plan decisions	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Land Development & Subdivision	45-23-32	Definitions	amendments to defintion of 1) development plan review (categories), final plan, minor land development project	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-38	general provisions - minor land development/subdivision review	adding language to zoning modification requirements, when applicable, into process	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A

Land Development and Subdivision **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Land Development & Subdivision	45-23-39	general provisions - major land development/subdivision revies	adding language to zoning modification requirements, when applicable, into process	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-50	special provisions - development plan review	adding language to zoning modification requirements, when applicable, into process	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-50.1	special provisions - unified development review	removes "related to minor subdivisions and land development projects."	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-61	precedence of approvals between planning board and other local permitting authorities	removes language to advisory recommendation of the planning board to zoning board/adds languagte to unified development review	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-65	procedure - changes to recroded plats and plans	location of where in the RIGL to find minor/major change	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-67	appeals from decision of administrative officer	technical amendments to appeal to proper reference	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Land Development & Subdivision	45-23-46	construction and/or improvement guarantees	adding clarifying language of "permitting authority," amendments to forms of financial security for construction and/or improvement guarantees relating to completion of required public improvements	1/1/2025	2024	H7950 Sub A	S3000 Sub A
Land Development & Subdivision	45-23-36.1	electronic permitting	e-permitting requirements for all development applications	6/24/2024	2024	H7978 Sub A	S3036 Sub A
Land Development & Subdivision	45-23-36.1	electronic permitting	updated reference and percentage technical amendment	7/1/2025	2025	H5803 Sub A as amended	S1087
Land Development & Subdivision	45-23-32	Definitions	definition change to minor subdivision, major subdivision	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-35	provisions - pre-application meetings and concept review	"may" provision, at request of the applicant	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-36	provisions - authority and application for development and certificate of completeness	for certification of a complete application - reviewed by administrative officer only to determine if meets information requirement in local checklists/as required as a condition of previous stage. Application to not be deemed nicomplete for reasons other than failture to apply an item/items listed on applicable checklist.	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended

Land Development and Subdivision **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Land Development & Subdivision	45-23-39	provisions - major land development/subdivision	"if applicable" to stages of review, removal of submission requirements of legal documents, state/federal permits from preliminary stage (moved to final plan submission requirements), amendment of expiration of approval from 1 to 2 years, technical amendment of "modifications and changes to approved plans	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-57	administration - board of appeal	zoning board of review does not hear appeals applying to decisions of the administrative officer which to approve or deny an applcation	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-60	procedure - required findings	amendments to required findings, and language to which findings apply to minor subdivisions under administrative review/approval only	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development & Subdivision	45-23-71	appeals to the Superior Court	"permitting authority, as applicable" technical language added / to replace "planning board."	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Land Development and Subdivision	45-23-32	definitions	definition changes to buildable lot, minor subdivision, oversized lot subdivision, major subdivision	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-35	general provisions - preapplication meetings/concept review	language removed	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-37	general provisions - administrative subdivisions	review process and standards amended	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-38	general provisions - minor land development/subdivision	submission and approval standards amended, removal of language to re-assignment to major review to be done by the Planning Board	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-50.1	special provisions - unified development review	procedures for dimensional relief requests as part of administrative subdivisions	6/23/2026	2026	H8004 Sub A	S3302
Land Development and Subdivision	45-23-60	procedure - required findings	language for standard provisions for administrative subdivisions added to section if allowed by local regulation and/or ordinance, lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans	6/23/2026	2026	H8004 Sub A	S3302

Land Development and Subdivision **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Land Development and Subdivision	45-23-71	appeals to the Superior Court	administrative subdivisions added to list of decisions an aggreved party may appeal to the Superior Court	6/23/2026	2026	H8004 Sub A	S3302

TOTAL **41**

Zoning Enabling **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-57	administration - powers and duties of zoning board of review	Education mandates for local land use officials	1/1/2023	2022	H7023 Sub B	S2489 Sub A
Zoning	45-24-31	Definitions	amendment to ADU definition	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-37	general provisions - permitted uses	certain ADUs can count toward LMI Housing	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-73	Consistent statewide treatment of accessory dwelling units required	municipalities which choose to permit ADUs shall not improse excessive restrictions as outlined in the RIGL.	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-74 [REPEALED 2024]	Additional zoning provisions for applications for accessory dwelling units	how to process applications for ADUs / "shall" be permitted use under certain criteria	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-75	Accessory dwelling units which may be counted toward LMI Housing	ADUs may count toward municipalities 10% LMI Housing goal under outlined conditions	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-76	Accessory dwelling unit annual reporting	ADU ordinance, unit permits, certificates of occupancies to be reported by municipalities to RIDSP annually	6/30/2022	2022	H7942 Sub B	S2623 Sub A
Zoning	45-24-56	administration - zoning board of review - establishment and procedures	minumum of four zoning board members, including alternatives, forms a quorum	1/1/2023	2022	H6642 as amended	S2504 Sub A as amended
Zoning	45-24-57	administration - powers and duties of zoning board of review	four zoning board members, including alternatives, needed to conduct hearing. Maximum of 5, including altnerates, entitled to vote. Concurring vote of majority members needed to approve / deny an application or appeal	1/1/2023	2022	H6642 as amended	S2504 Sub A as amended
Zoning	45-24-37	general provisions - permitted uses	establishing procedure for determining a proposed use requires a special use permit	6/17/2022	2022	H7201	S2088
Zoning	45-24-42	general provisions - Special Use Permits	establishing procedure for determining a proposed use requires a special use permit	6/17/2022	2022	H7201	S2088
Zoning	45-24-41	general provisions - variances	change to notice requirements for variance applications	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Zoning	45-24-53	adoption [zoning ordinance] - notice and hearing requirements	change to notice requirements for zoning ordinance amendments/adoption	6/24/2023	2023	H6086 Sub A	S1038 Sub A
Zoning	45-24-31	Definitions	amendment to definition of "dimensional variance" / refernece to standards in 45-24-41.	1/1/2024	2023	H6059 Sub A	S1032 Sub A

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Zoning Enabling **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-38	general provisions - Substandard Lots of Record	substandard lots proportionality / not required to seek zoning relief based solely on failure to meet minimum lot size requirements of the district in which lot is located. Also notes the merger of lots not required when substandard lot has area equal or greater than 50% of lots within 200 feet of the subject lot	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-40	general provisions - alteration of nonconforming development/uses established by variance/SUP	reference to "unless allowed by specific provisions of amunicpal zoning ordinance." to subsection c - capturing substandard lot calculation, modification, etc.	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-41	general provisions - variances	changes to dimensional variance standards	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-42	Special Use Permits	special use permit specific and objective criteria	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-46	modification	mandated zoning modification procedure	1/1/2024	2023	H6059 Sub A	S1032 Sub A
Zoning	45-24-31	Definitions	development plan review and land development project definitions changes - refer directly to Land Development & Subdivision Act (45-23)	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-46.4	special provisions - unified development review	requirement to utilize unified development review when applicable, technical amendments (ex. "permitting authority")	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-47	special provisions - land development projects	direct reference to Land Development & Subdivision Act (45-23-32), technical amendments, including use of "permitting authority."	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-49	special provisions - development plan review	direct reference to Land Development & Subdivision Act (45-23-50), technical amendments (ex. "permitting authority")	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-58	administration - application procedure	technical amendment "as allowed by this chapter."	1/1/2024	2023	H6061 Sub A as amended	S1034 Sub A
Zoning	45-24-31	Definitions	adaptive reuse definition	1/1/2024	2023	H6090 Sub A	S1035 Sub A
Zoning	45-24-37	general provisions - permitted uses	provisions in which adaptive reuse is a permitted use	1/1/2024	2023	H6090 Sub A	S1035 Sub A
Zoning	45-24-46.1	Inclusionary Zoning	inclusionary zoning as 25% minimum (*repealed)* and density bonuses/incentives/muni subsidies of such	1/1/2024	2023	H6058 Sub A	S1051 Sub A
Zoning	45-24-77	Transit-ordiented development pilot program (NEW)	Establishes the TOD pilot program	1/1/2024	2023	H6084 Sub B	S1052 Sub A
Zoning	45-24-31	Definitions	added definition of "manufactured home"	6/25/2024	2024	H7980 Sub A as amended	S2989 Sub A
Zoning	45-24-37	general provisions - permitted uses	allowing manufactured homes to be considered a single-family home if on a lot designated for such use.	6/25/2024	2024	H7980 Sub A as amended	S2989 Sub A
Zoning	45-24-31	Definitions	technical amendments to the definiton of "accessory dwelling unit (ADU"	6/25/2024	2024	H7062 Sub A	S2998 Sub A
Zoning	45-24-37	general provisions - permitted uses	ADUs established as a permitted use in all residential zoning districts (under certain requirements) through building permit process only	6/25/2024	2024	H7062 Sub A	S2998 Sub A

Zoning Enabling **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-73	Design standards required for accesory dwelling units; consistent statewide treatment of ADUs required	outlines circumstances in which ADUs are permitted by right, establishes uniform standards, and outlines what municipalities shall not restrict.	6/25/2024	2024	H7062 Sub A	S2998 Sub A
Zoning	45-24-33	standard provisions	floor area ratio clarifying language to explicitly say exclusing any portion of a basement in calculation	6/29/2024	2024	H 7324 Sub A	S3148
Zoning	45-24-31	Definitions	amendment to definition of "household"	6/24/2024	2024	H 7382 Sub A	S2635 Sub A
Zoning	45-24-46.1	Inclusionary Zoning	inclusionary zoning as 15% minimum and amendments to density bonsues	1/1/2025	2024	H 7948 Sub A	S2999 Sub A
Zoning	45-24-38	Substandard Lots of Record	amendments to substandard lot caluclations	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Zoning	45-24-42	special-use permits	amendment to notice requirements for special-use permit (to be consistent with variance)	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Zoning	45-24-46.4	Unified development review	technical amendment to proper RIGL reference	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Zoning	45-24-49	Development plan review	development plan review amendments - updated reference to Land Development & Subdivision enabling	6/25/2024	2024	H7949 Sub A as amended	S3001 Sub A
Zoning	45-24-58.1	electronic permitting	e-permitting requirements for all development applications	6/24/2024	2024	H7978 Sub A	S3036 Sub A
Zoning	45-24-30	general purposes of zoning ordinances	amends provisions relative to the application of zoning ordinances pertaining to wetland buffers to projects for development, redevelopment, construction, or rehabilitation - DEM/CRMC have exlusive jursidiction	6/25/2024	2024	H7982	S2994
Zoning	45-24-58.1	electronic permitting	updated reference and percentage technical amendment	7/1/2025	2025	H5803 Sub A as amended	S1087
Zoning	45-24-46.1	Inclusionary Zoning	under fee in lieu, technical amendments to executive office of housing/fund	6/29/2025	2025	H5076 Sub A as amended	N/A
Zoning	45-24-33	standard provisions	adds for allowing the constructin of attached single-family dwellings in designated zoning districts. Adds meaning and provisions for allowance by right and what additional standards munis are permitted to establish	1/1/2026	2025	H5798 Sub A as amended	S1083 Sub A
Zoning	45-24-37	general provisions - permitted uses	adds "attached single family dwellings" as a permitted use in residential districts which allow for the construction for 2 or more units, and number of such allowed shall be the same as the corresponding residential density for property/zoning district	1/1/2026	2025	H5798 Sub A as amended	S1083 Sub A
Zoning	45-24-31	Definitions	adds "co-living housing" definition	1/1/2026	2025	H5797 Sub A	S1085
Zoning	45-24-33	standard provisions	zoning ordinances may include special provisions for community living options such as co-living housing in areas serviced by transit and other services	1/1/2026	2025	H5797 Sub A	S1085
Zoning	45-24-37	general provisions - permitted uses	co-living housing which meets building/fire codes may be allowed in adaptive reuse developments	1/1/2026	2025	H5797 Sub A	S1085

Zoning Enabling **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-33	standard provisions	a zoning ordinance shall provide residential development in all or some of the areas encompassing commercial district(s) in a municipality provided it meets objective standards and critera (outlined in the RIGL)	1/1/2026	2025	H5800 Sub A	S1090 Sub A
Zoning	45-24-33	standard provisions	a zoning ordinance shall provide for residential use options not limited to single-family detached structures in areas which have available public pwater/sewer capacity in municipalities in which at least part of the area is located within the urban services boundary (identified in FLUM, LU 2025)	1/1/2026	2025	H5796 as amended	S1092
Zoning	45-24-54	administration	zoning certificate procedure - increased from 15 to 20 days upon written request. Requesting party has the right to appeal the determination made in the zoning certificate to the zoning board	6/27/2025	2025	H5795 Sub A	S1084 Sub A
Zoning	45-24-31	Definitions	definition changes to floating zone, modification	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-37	general provisions - permitted uses	adaptive reuse - to include "mills," adds "prohibitions" related to industrial/manfacturing zoning use district, adds language to density and dimensional requirements, clarifying language on existing setbacks, height, adds language of requirement of public water/sewer	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-38	Substandard Lots of Record	for substandard lots, in lieu of calculation, municipality may compliance for an existing zoning district if such requirement is in the local zoning ordinance. Also adds merger requirement of a compilation plan signed by a professional land surveyor	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-46	modification	removes language of "a modifcation does not permit moving of lot lines," amendments to determinations, technical language adding regarding notice, adds language to "neighborhood character-based modifications"	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-46.1	Inclusionary Zoning	a municipality shall not limit the number of bedrooms for applications submitted under inclusionary zoning to anything less than 3 bedrooms per dwelling unit for single-family dwelling units. Inclusionary zoning requirements shall not be applied where there is al imitation on the development density at the subject property under the regulations of a state agencythat prevents the use of the density bonus	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-46.4	Unified development review	if an applicatn seeks relief from the dimensional requirements as part of its proposed subdivision, removes a standard from applying to prohibit the granting of the relief.	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended
Zoning	45-24-77	transit oriented development pilot program	under "establishment" adds "developers" along with municipalities, adds "existing or planned" langauge to "applicability," adds criteria language and amendments to process/reporting.	6/27/2025	2025	H5794 Sub B as amended	S1086 Sub A as amended

Zoning Enabling **Enacted Land Use Amendments: 2022 to 2026**

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
Zoning	45-24-41	general provisions - variances	" a municipality may also grant a variance or other form of zoning relief for the protection of critical infrastructure as defined in § 5-94-2 upon the finding that the property has been subject to or is at a reasonably foreseeable risk of vandalism, trespass, theft, or damage by extreme weather or climate change related disaster."	1/1/2027	2026	H7173 as amended	N/A
Zoning	45-24-33.1 [NEW - link not yet available]	NEW SECTION Recovery houses	provide guidelines regarding placing restrictions on residential recovery houses.	6/19/2026	2026	H8040 Sub A as amended	S2575 Sub A
Zoning	45-24-33	standard provisions	standards and limitations on permitted parking requirements for dwelling units. mandates no more than one off-street parking space per dwelling unit in a multi-family structure or development can be required, where the property is in a transit oriented area within a ¼ mile radius of an existing regional mobility hub or within a ⅛ mile radius of an existing frequent transit stop as defined in the 2020 Rhode Island Transit Master Plan or its successor.	6/23/2026	2026	H8005 Sub A	S3303
Zoning	45-24-30	general purposes of zoning ordinances	set the zoning statewide for “family child care homes” to no fewer than twelve (12) children maximum	6/19/2026	2026	H7371	S2273
Zoning	45-24-31	Definitions	amendments to definitions 1) co-living housing, 2) substandard lot of record	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-38	general provisions - Substandard Lots of Record	Merger standards for contiguous substandard lots of recorded have been amended.	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-41	general provisions - variances	in standard (3) - strike variance, replace with "relief"	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-43	general provisions - special conditions	The standard for granting **use** variances no longer allows for special conditions which would address designating the exact location and nature of development.	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-46	special provisions - modification	1) "dimensional modification" clarifying language added, 2) Neighborhood-based character modifications (NCBM) made a shall provision 3) clarifying language to "permitting authority" added	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-47	special provisions - land development projects	technical amendment: "unless otherwise set forth in this chapter…"	6/23/2026	2026	H8004 Sub A	S3302
Zoning	45-24-54	administration - administration and enforcement of the zoning ordinance	clarifying language on WHO can request a zoning certificate	6/23/2026	2026	H8004 Sub A	S3302

TOTAL **70**

Low-and-Moderate Income Housing Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
LMI Housing	45-53-11	Annual comprehensive permit report	RIDSP - annual report on low and moderate income housing to prepare annual report / maintain records of such. Changing from RICommerce	6/30/2022	2022	H7947 Sub A	S3052
LMI Housing	45-53-3	Definitions	definition change to "consistent with local needs" to add subsection on multi-family rental units built under a comprehensive permit…"	6/30/2022	2022	H7941 Sub A	S3044
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	added language that multi-family rental units built under a comprehensive permit may be calcuated toward a municipality's LMI housing inventory so long as outlined provisions are met.	6/30/2022	2022	H7941 Sub A	S3044
LMI Housing	45-53-3.1	Formula for non-income restricted multi-family rentals as LMI housing	adds conditions to which rental units in mult-family housing may be included as LMI Housing	6/30/2022	2022	H7941 Sub A	S3044
LMI Housing	45-53-10	New section created for repurposing vacant schools	repurposing vacant/unused school & other muni buildings for affordable housing program	6/30/2022	2022	H7943 Sub A	S3048
LMI Housing	45-53-3	Definitions	definition of monitoring agents	6/30/2022	2022	H 7949 Sub A as amended	S3046 Sub A
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	revisions to comprehensive permit process (certificate of completeness, review of major projects, language in standards of denial, voting procedure)	6/30/2022	2022	H 7949 Sub A as amended	S3046 Sub A
LMI Housing	45-53-3	Definitions	definition of monitoring agents	6/30/2022	2022	H7950 Sub A	S3050
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	RI Housing to be included re: monitoring agent selection process	6/30/2022	2022	H7950 Sub A	S3050
LMI Housing	45-53-3.2	Approved monitoring agent program	RI Housing shall appoint and oversee approved monitoring agents	6/30/2022	2022	H7942 Sub B	S2623 Sub A
LMI Housing	45-53-14 (renamed in 2026)	Database	RIHousing to maintain online database of low-income rental units on their website	6/30/2022	2022	H7944 Sub A	S3051
LMI Housing	45-53-15	Annual reports	RI Housing to provide annual report. - changed to EOH 2025	6/30/2022	2022	H7944 Sub A	S3051
LMI Housing	45-53-12	Annual Report - *changed to EOH 2025*	RI Housing to provide annual report. *- changed to EOH 2025*	6/30/2022	2022	H7946 Sub A	S3049

Low-and-Moderate Income Housing Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
LMI Housing	45-53-3	definitions	definitions changes to adjustment(s), affordable housing plan, infeasible, local board, local review board, low-or moderate-income housing, "meeting local housing needs," and municipal government subsidy	1/1/2024	2023	H6081 Sub A	S1037 Sub A
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	amendments to comprehensive permit submission requirements, density bonuses, adds detail to what municipalities cannot restrict, changes in findings for approval, removal of master plan stage, update to appeal process to Superior Court	1/1/2024	2023	H6081 Sub A	S1037 Sub A
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	appeals of comprehensive permits go to Superior Court under land use calendar, sunsetting the State Housing Appeals Board (SHAB)	1/1/2024	2023	H6083 Sub A	S1050 Sub A
LMI Housing	45-53-5/5.1 [REPEALED]	appeals - judicial review	appeals of comprehensive permits go to Superior Court under land use calendar, sunsetting the State Housing Appeals Board (SHAB)	1/1/2024	2023	H6083 Sub A	S1050 Sub A
LMI Housing	45-53-3	Definitions	under "Low-or-moderate-incoming housing" defintion, adds language to allowing mobile & manufactured homes which meets provisions under 42-128.8.1 to count as 1/2 of one unit for the purposes of calcululating total LMI year-round housing, and requirements of a monitoring agent	6/25/2024	2024	H7984 Sub A as amended	S2993 as amended
LMI Housing	45-53-3	Definitions	under "Low-or moderate-income hoiusing" definition, adds language to include any rental property secured with federal rental assistance voucher	7/1/2024	2024	H8336 as amended	S2089 as amended
LMI Housing	45-53-16	electronic permitting	e-permitting requirements for all development applications	6/24/2024	2024	H7978 Sub A	S3036 Sub A
LMI Housing	45-53-16	electronic permitting	updated reference and percentage technical amendment	7/1/2025	2025	H5803 Sub A as amended	S1087
LMI Housing	45-53-3	Definitions	"monitoring agent"" definition amendment to EOH	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-3.2	Approved monitoring agent program	responsibilities of former housing commission transferred to EOH	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-11	annual comprehensive permit report	EOH to prepare annual comprehensive permit report and make available on their website	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-12	annual report	annual report responsibilities moved from RIHousing to the EOH, technical amendments to what is included in the report.	6/29/2025	2025	H5076 Sub A as amended	N/A
LMI Housing	45-53-15	annual reports	technical amendment to RI Housing "and mortgage finance"	6/29/2025	2025	H5076 Sub A as amended	N/A

Low-and-Moderate Income Housing Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
LMI Housing	45-53-3	Definitions	amended definitions to afforable housing plan, approved affordable housing plan, comprehensive plan, consistent with local needs, local review board municipal government subsidy	7/1/2025	2025	H5801 Sub A	S1088
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	including "density bonus" in municipal government subsidies, amendments to what a density bonus calculation shall exclude, amendments to pre-application/additional of optional master plan stage, amendments to prelimnary plan review based on optional master plan stage, amendments to required findings and removes required findings for denial, amendments to modifications and changes to plansand vesting	7/1/2025	2025	H5801 Sub A	S1088
LMI Housing	45-53-3	Definitions	amended definition to affordable housing plan, consistent with local needs, meeting local housing needs	1/1/2026	2025	H5801 Sub A	S1088
LMI Housing	45-53-4	Procedure for approval of construction of low or moderate income housing	comprehensive permit proceudre not available in municipalities in excess of the 10% minimum of year-round LMI units which also have an inclusionary zoning ordinance. However, may provide applicant with more dwelling units than allowed by right in for of a density bonus. Munis which this applies to, may, by council action, limit annual total number of dwelling units in compreehsnvie permit applications from for-profit developers. Municipalities who have not met the 10% minimum shall make available the comprehensive permit with municipal subsidies, such as density bonusess. In this case, where adjustments are requirested, the proposed development must show it has mitigated any impact of the proposed development on the general character of the surrounding area. Removals subsection on "for-profit develoers - limits."	1/1/2026	2025	H5801 Sub A	S1088
LMI Housing	45-53-14	Database of low- or moderate- income rental units.	Section title renamed Amend the current law on low-income housing to include moderate-income housing and would eliminate the income percentages used to determine qualifications for low- or moderate-income housing. Add the executive office of housing to the government office that is required to host a database containing rental or sale of residential units.	1/1/2027	2026	H7778	S2690
LMI Housing	45-53-14.1 [NEW - link not yet available]	Listing by owners of low- or moderate-income housing.	Require owners of property qualifying as low- or moderate-income housing, to list the property on the database with certain exceptions.	1/1/2027	2026	H7778	S2690

Low-and-Moderate Income Housing Enacted Land Use Amendments: 2022 to 2026

Enabling Act Name	Affected Sections Change Under the relevant enabling act listed in previous column	Section Title/Description Ex. "Definitions"	Main Topics/Summary	Effective Date	Year of GA Session	House Bill	Senate Bill
LMI Housing	45-53-4	procedure for approval of construction of low or moderate income housing	1) Extends the comprehensive permit process as a voluntary “may” option to those municipalities that have low- moderate-income housing in excess of 10% of its year-round housing unit which also have an inclusionary zoning ordinance consistent with § 45-24-46.1. 2) "Achieving communities" language added (amendment effective 1/1/27 added below as separate line item). 3) Vesting standards for what is written evidence when applying for extension(s) of the period have been added. 4) evidence of soil suitability for OSWS may be requested as additional documentation 5) technical amendments to the standard of compatible in scale	6/23/2026	2026	H8004 Sub A	S3302
LMI Housing	45-53-4	procedure for approval of construction of low or moderate income housing	Beginning in January of 2027, it sets certain conditions for municipalities that achieve the 10% (to be known as achieving communities designated by the Executive Office of Housing) which also have an inclusionary zoning ordinance consistent with § 45-24-46.1, to be able to refuse new applications for comprehensive permits.	1/1/2027	2026	H8004 Sub A	S3302
LMI Housing	45-53-5.1	appeals - judicial review	1) Standards for judicial review of appeals of comprehensive permits are changed. 2) addition of "Appeals from a decision granting approval of a final plan shall be limited to elements of the approval not contained in the decision reached by the local review board at the preliminary plan stage."	6/23/2026	2026	H8004 Sub A	S3302
LMI Housing	45-53-11	annual comprehensive permit report	technical amendment to remove a RIGL reference and add "with the low-and moderate-income housing units."	6/23/2026	2026	H8004 Sub A	S3302

TOTAL **36**