

2024 RI General Assembly Housing-related Legislation

Following is the final update on action taken by the General Assembly, with bills identified with an asterisk (*) and underlined requiring town action to revise ordinances or regulations or take other action. Those with two asterisks (**) are optional. Those with three asterisks (***) don't involve local implementation action. Others did not pass.

***H7062A - Accessory dwelling units (ADU)** – ADU's allowed by right in all residential zoning districts on lots where residential is the primary use, one per parcel, subject to the following:

1. Allowed by right on any owner-occupied lot, regardless of lot size, for use by family member with disabilities, or
2. Allowed by right on any lot 20,000 sq ft. or more where primary use is residential, or
3. Allowed by right on any lot, regardless of lot size, where the proposed ADU is located within the existing footprint of the primary structure or existing accessory attached or detached structure and does not expand the footprint of the structure.
4. Town must allow a studio or one-bedroom unit of at least 900 sq ft. or 60% of floor area existing dwelling, whichever is less. Two-bedroom unit at least 1,200 sq ft. or 60%, whichever is less.
5. Cannot be restricted by familial relationship or age.
6. Application fees can not be more than for a single-family dwelling.
7. Cannot require sewer or water upgrades unless required by state regs or building code.
8. Cannot impose dimensional standards that exceed those for an accessory structure in the zoning district.
9. Cannot require additional lot area or frontage to accommodate an ADU.
10. Cannot require zoning relief for ADU applications proposed within an existing footprint of the primary or accessory structure which is a legal nonconforming structure in order to address the existing dimensional nonconformity.
11. Cannot require more than one off-street parking space per ADU bedroom.
12. Cannot limit ADUs to lots with preexisting dwelling.
13. Cannot prohibit an ADU that otherwise complies with this chapter and applicable dimensional regulations from having up to two (2) bedrooms.
14. Cannot require an ADU to be exclusively occupied by household that is low-or moderate income unless the ADU is part of an inclusionary zoning or comprehensive permit application.
15. Cannot revoke the permitted status or otherwise require the disassembly of a legally established ADU upon transfer of title or occupancy.
16. Cannot count ADUs in a new development toward density of the proposal for purposes of limiting the number of dwelling units allowed in such development.
17. Municipalities may exempt ADUs from all or part of utility assessment and/or tie in fees.
18. Private condo/homeowner associations cannot prohibit ADUs.
19. Development of ADUs cannot be restricted by a moratorium on residential development.
20. ADUs shall not be offered or rented for tourist or transient use (aka short-term rental) or through a hosting platform, as such terms are defined in §42-63.1-2.