



**Living in South County**



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## Commuter Cornerstones

- We respect our neighbors and treat them as we would want our own parents and families to be treated.
- We value neighborliness and strive to be helpful and conscious of how our neighbor's way of life may differ from our own.
- We work to prevent our neighbors from prejudging us and help them to see us as individuals.
- We value good communication and peaceful problem resolution.
- We value our freedom but know that we are accountable for our actions.
- We cooperate with local authorities to create a safer community with a high quality of life.
- We expect the same rights and respect that all residents of the community enjoy.

– *Created by Commuter Students*

## Chapter 1 – Living Off-Campus

Included in this chapter:

- ✓ Commuter Affairs Office
- ✓ Leasing and Landlords
- ✓ Common Questions about Off-Campus Leasing
- ✓ Parking
- ✓ Fire Safety Tips
- ✓ Deck Warning
- ✓ Littering and Newspapers
- ✓ Winter Break Reminders
- ✓ Sample Roommate Agreement
- ✓ Sample Initial Condition Checklist
- ✓ Update E-Campus

### ***Commuter Affairs Office***

The Commuter Affairs Office is here to assist commuter students. When referring to commuter students, we serve both students who commute from home, and students who choose to live off-campus in communities, including, but not limited to: Charlestown, Narragansett, North Kingstown, South Kingstown and Wakefield.

Whether you are searching for a place to live, trying to find a roommate or making general inquiries about living off-campus, we are here to help you! The office provides services such as online Property Database, a Roommate Database, and the comfortable Commuter Lounge in the Memorial Union. You can find us in 302 Memorial Union. Call 401-874-2828 or visit <https://web.uri.edu/commuter-housing/>

This guide is designed to help you make the transition from living at home or living on-campus in the dorms, to living off-campus on your own in South County. We hope you can find everything you need right here in this guide.

### ***Leases and Landlords***

When you rent a single room, an apartment, or a house, you will be signing a lease with your landlord. This is a written agreement between the renter (student) and the landlord. Sample leases are available in the Commuter Affairs Office of on our website <http://web.uri.edu/commuter-housing/files/lease.pdf>. Leases provide the most protection under the law entitled “Residential Landlord and Tenant Act” for your rights as a renter and the landlord’s rights as the property owner. You can see the specifics of the law in Chapter 18 of Title 34 in the General Laws of Rhode Island, or on our website.

Below is a list of some topics that are generally covered in leases:

- Move-in and move-out dates
- Cost of rent
- When and how to pay rent
- Security deposit
- Number of people (tenants) allowed to live in the house or apartment
- Who pays utilities (water, gas, electric, cable etc.)
- Pets (Most landlords do not allow pets)

**REMEMBER TO READ YOUR LEASE THOROUGHLY BEFORE SIGNING,  
AND MAKE SURE EACH PERSON SIGNING HAS A COPY**

If there are items in the lease that make you uncomfortable, discuss them with your landlord before signing the lease. ***All lease changes must be in writing.*** This protects both parties equally from unjust treatment. Keep your lease posted on the back of your front door in the event you are asked to present it.

Leases are to also be written and up to date especially regarding town ordinances. The local towns and cities that surround URI have ordinances in place to protect landlords, tenants and the residents of these towns. For more information regarding laws that a lease must abide by, go to the corresponding links below to find those laws.

**South Kingstown:**

<http://www.southkingstownri.com/town-government/policies-and-procedures/ordinances>

**Narragansett:** <http://www.narragansettri.gov/DocumentCenter/View/2784>

**Exeter:** <http://www.town.exeter.ri.us>

**North Kingstown:** <http://www.northkingstown.org/etown/municipal-charters-and-ordinances>

**Charlestown:**

[http://www.charlestownri.org/index.asp?SEC=07FB203F-4F07-4E75-A974-76F4FC21DB61&Type=B\\_BASIC](http://www.charlestownri.org/index.asp?SEC=07FB203F-4F07-4E75-A974-76F4FC21DB61&Type=B_BASIC)

**Westerly:**

[http://www.westerly.govoffice.com/index.asp?SEC=FF750D53-FCDF-4BEC-AB44-D23FD0BE261E&Type=B\\_BASIC](http://www.westerly.govoffice.com/index.asp?SEC=FF750D53-FCDF-4BEC-AB44-D23FD0BE261E&Type=B_BASIC)

**AT MOVE IN, TAKE PICTURES AND DOCUMENT THE CONDITION OF YOUR RENTAL. NOTIFY YOUR LANDLORD OF ANY DAMAGES OR CONCERNS SO THEY CAN BE ADDRESSED IN A TIMELY MANNER**

### *Common Questions About Off-Campus Leases*

#### **Who is responsible for paying the rent?**

**Everyone who signs the lease is responsible for paying the entire amount, even in the event that a roommate moves out.** As well, this holds true for other bills such as paying for utilities or cable. For the protection of all parties, students should have a separate agreement among roommates that delineates each person's responsibilities (See Sample Roommate Agreement on page 12).

#### **How do I set up cable, internet, and phone?**

**You must begin by deciding with your roommates what type of cable package you want.** There are options in terms of channels, wifi strength, etc. that range in price and come from different providers. Make sure to ask a lot of questions. To decide what provider to go with (Cox, Verizon, etc.) you should check with your landlord on what they may have previously used because it will make installation simpler. Your rental may not be compatible with some providers

#### **How do I set up utilities?**

**You must set up your utilities before you move in.** For utilities you must ask your landlord if the house is natural gas or oil. Once you have this information you should call National Grid (Electric: 1-800-322-3223 Gas: 1-800-870-1664) and set up both electric and gas. Be sure to discuss with your roommates ahead of time on how you will make payments. This can be included in the roommate

agreement we have provided. If your rental is oil you should ask the landlord what company they have previously used.

### Can I get out of the lease?

**Most leases will not let you terminate early.** However, some landlords may permit you to terminate a lease with a 30-day notice. **A lease is a legal contract.** If a tenant fails to live up to the terms of the lease, he or she may be responsible for all of the unpaid rent remaining on the lease. You may also be responsible for legal and court fees. Again, be sure to **read the lease** and do not sign it unless you can fulfill its terms.

### What does subletting mean?

**Subletting refers to finding someone else to live in your place and to sign the lease for the time you are not present.** For example, some students may take a semester away to study abroad, but they still have an active lease. Students may be able to sublet their house/apartment. Students should refer to their lease and consult with their landlord regarding subletting possibilities.

### What if something breaks in the home? Who is responsible for fixing it?

**The landlord is responsible for repairing the damage that is due to normal wear and tear.** This includes major structural damage such as plumbing, heating or electrical systems that should be repaired immediately. If something is in violation of the Housing Code, the landlord should also fix it immediately. On the other hand, **you are responsible for repairs/broken items that are not normal wear and tear.** Make sure you check the wording of the lease, ask questions, and write them on the lease as well. If you have an issue you believe to be a health or safety concern and your landlord has not addressed the issue, you may contact the Building Inspector's Office with the Town of Narragansett at 401-789-1044 or South Kingstown at 401-789-9331.

### When I move out, do I get my security deposit back?

**If there are damages in excess of normal wear and tear, the landlord may deduct money from your security deposit for the cost of repairs.** When you move in, fill out an Initial Condition Checklist (See sample on page 13) and take detailed pictures of the house and send them to yourself and the landlord by mail or email within five days. By completing the checklist and taking pictures, you will



have a record of the conditions in existence as of the time you moved in. if possible, complete the list with your landlord and have him/her sign it; all tenants should sign the checklist as well.

In addition, if there is any outstanding rent due after you move out, that amount may also be deducted from your deposit. The landlord has twenty (20) days from the lease's termination date to refund your deposit if there is no damage.

**IF THE LANDLORD DOES CLAIM DAMAGES, HE/SHE MUST PROVIDE YOU WITH A WRITTEN, ITEMIZED ACCOUNT OF THOSE DAMAGES AND THE COST TO REPAIR THEM**

If the landlord does not comply, you as the tenant may recover the amount due to you, along with damages in an amount equal to twice the amount wrongfully withheld as well as reasonable attorney's fees. For more information refer to the State of Rhode Island law:

<http://webserver.rilin.state.ri.us/BillText16/HouseText16/H7399.pdf>

### **What are my landlord's responsibilities?**

The Rhode Island Minimum Housing Code requires a landlord to keep their property in a "fit and habitable condition." Essentially, all major repairs are the landlord's responsibility. Most minor repairs and cleanliness are the responsibility of the tenant(s). If you would like to read up on the law, refer to the Rhode Island General Law 45-24.3. All out-of-state landlords are required by law to maintain an in-state Rhode Island agent. If the landlord fails to comply, rent for the facility stops. Read Section 34-18-22.3 of the Rhode Island Statutes for more information.

### **Are legal services available to students?**

For FREE and confidential legal advice, students can make an appointment with the attorney hired by the URI Student Senate, Inc. Call 401-874-2261 or stop by the URI Student Senate office in the Memorial Union, Room 201. In addition, a list of notary publics can also be found online at;

<http://web.uri.edu/hr/notarypublic/>

### **I am having trouble with my landlord. Where can I get help?**

Legal guidelines for tenants and landlords in Rhode Island can be found at <http://web.uri.edu/commuter-housing/resources/> There you can find the Landlord Tenant Handbook for the state of Rhode Island. If you have a Fair Housing Rights question, contact the Rhode Island Commission for Human Rights at <http://www.richr.state.ri.us/>

### ***Parking***

Regardless of whether you are on or off campus, you will notice that parking is a bit of a challenge. However, you will encounter fewer issues if you abide by the regulations

#### **Parking in Bonnet Shores:**

If you live in Bonnet Shores, please be aware that there is absolutely no parking on the roads. This is a year-round parking ban. Its purpose is to provide adequate room for emergency vehicles.

#### **Parking in Eastward Look:**

If you live in New or Old Eastward Look, you have a year-round parking ban in effect from 10 p.m. to 6 a.m. Narragansett Police will tow vehicles that are in violation of parking rules.

#### **Parking in the Village of Point Judith**

If you live in the Village of Point Judith, you have year-round restricted parking.

#### **Parking in BRIGGS FARM**

If you live in Briggs Farm, you have a year-round parking ban in effect from 10 PM to 5 AM. Narragansett Police will ticket and tow vehicles that are in violation of the parking rules. Also, please note that the Briggs Farm community and beach area, located at the end of Clearwater Drive, is a private/members only facility for the exclusive use of homeowners. Renters are not entitled to use these facilities which are frequently patrolled.

### **Snow Removal**

All cars must be removed from all streets during emergency snow removal times, or cars left may be towed at owner's expense and face additional fines.

### **Parking On-Campus**

- Students must register their cars and obtain parking permits each year from Parking Services by completing the registration at [www.uri.edu/parking](http://www.uri.edu/parking).
- Park in marked spaces ONLY
- Tickets are processed through the Administrative Adjudication Division of the District Court
- A minimum fine for an on-campus violation is \$40. This includes parking without a permit. Cars are also towed who are parked without a sticker or parked in a non student area.
- Illegal parking in Handicapped spaces carries a minimum \$75 fine.
- For detailed parking regulations, maps and permit information, contact URI Parking Services at 401-874-9281 or [www.uri.edu/parking](http://www.uri.edu/parking).

## Parking Safety Tips

- Use the buddy system when walking at night.
- Consider carpools so you don't have to walk alone at night.
- Be familiar with frequently used routes
- Don't overload yourself with packages or books.
- Stay in well-lit areas.
- Don't leave anything valuable in your car. If you must keep possessions in your car, place them out of sight.
- Let friends or family know your schedule so that if you are late, someone can look for you.
- Contact Safe-Ride to get a ride to your car after on-campus shuttle hours. The program can be reached at 401-874-4910.
- In the event you have car troubles, you can contact Motorist Assistance at 401-874-4910.

## Fire Safety Tips

### Smoke Detectors

State law requires smoke detectors are installed and regularly checked for proper function. If you are renting a house, have your landlord install them. One smoke detector should be located on each level of the house. Homes built prior to June 1976 may use battery-operated smoke detectors. Homes built from June 1976 to September 1992 must maintain ALL installed hardwired smoke detectors. Houses built September 1992 to present must maintain hardwired with battery back-up smoke detectors. Remember to test the batteries once a month. You may contact the Narragansett Fire Department at 401-789-1000 or South

Kingstown Fire Department at 401-789-9331 if you have any questions or concerns regarding your smoke detectors or fire safety.

## Carbon Monoxide Detectors

All houses should have a functioning carbon monoxide detector and it should be tested periodically. If you find that your house does not have a carbon monoxide detector, or if it is not functioning properly, please consult your landlord to have correct the issue.

## Beware of dangerous appliances and wiring

Remember to turn off hotplates, irons, toaster ovens and other appliances that produce heat. Do not overload electrical outlets. Use power strips with built-in circuit breakers. Don't try to fix frayed or cut wires. Do not run extension cords under rugs as this could cause a fire.

## Awareness can help prevent fires

Many fires start in the kitchen. Do not leave cooking unattended. If a fire starts, turn the burner off and put a lid on the pan to smolder the flames. Regular cleaning can help prevent grease fires. Also, cigarettes cause many fires. Do not smoke in bed. Use large, fireproof ashtrays, and pour water on cigarette butts before disposing.

## Know all possible escape routes

Know how to get out of every room in your house in case of an emergency. Establish a meeting place outside the house for all roommates so you will know if everyone is safe.

## If there is an emergency:

- ✓ Leave the house immediately if possible.
- ✓ Once you are outside, stay outside. Do not risk your life by going inside after personal belongings.
- ✓ Call 911 from a safe place.
- ✓ Remember to check all doors before opening them. If the handle is hot, do not open it.
- ✓ If all of your escape routes are blocked and you are stuck inside the house, jam a rug or towel under the nearest door to keep smoke out.
- ✓ Stay low where you can breathe fresh air.

### ***Deck Warning***

When having friends over, do not let a crowd congregate on a deck. In years past, some decks on Narragansett houses have collapsed when overly crowded with students. Broken bones and other injuries have resulted.

### ***Littering and Newspapers***

If you are lucky enough to live in one of South County's beautiful beach communities, anytime you litter, your trash is likely to wind up in or near the ocean, endangering local wildlife. Please respect your neighborhood and the environment and do not litter. If you receive the newspaper on a regular basis, please be sure to pick it up daily from your driveway and stop delivery while you are away for breaks.

### ***Winter Break Reminders***

- Leave your heat on at least 62 degrees so the pipes do not freeze.
- If you have outside faucets, make sure all hoses are disconnected from the outside faucet.
- Make sure faucets are running just a drip to assure pipes from freezing and/or bursting in the dwelling.
- Make sure your fuel tank is full.
- If you have holiday decorations up (i.e., trees, wreaths, lights, etc.) be sure to take them down and take proper precautions against fire.
- Notify your owner if the house will be vacant for several days.
- Take proper precautions to secure house (i.e., make sure all windows and doors are locked. Winter vacation is the time people attempt to break in!). We suggest you put timers on lights and TV/radio or leave several lights on. Also, your belongings are not covered under the owner's insurance policy – take valuables home or purchase renter's insurance. Unplug TV's and computers in case of a power surge.
- Stop any mail subscriptions you have delivered to your house.
- Don't forget to pay your rent and any utility bills before you leave.
- Remove all perishable items from refrigerators and take out all garbage.
- Make friends with your neighbors, so they can keep a lookout on your house.
- Have a great break!

## Update E-Campus

The University of Rhode Island uses an emergency notification system, **URI EmergencyALERT**, that allows news and instructions to be sent quickly to all members of the University community in the event of an emergency. All URI students are required to update their E-Campus address to include a local mailing address. Be sure to update your address and phone number(s) to stay aware of things happening on campus as well as to receive important documents from the University. Be sure to keep your contact information current for the **URI Emergency Alert System**. This is how the University will notify you of cancellations, delays, and other important information.

If you haven't done so already, please:

1. Log onto eCampus
2. If you don't remember your campus ID or password, contact the URI Help Desk, (401)874-4357
3. After logging onto eCampus, select the **“URI Emergency Alert System”** choice from the left-hand menu, (as shown here at right) and follow the related links.



To find more information in your town for Emergency Alerts and Preparedness, you go to the link below that corresponds to the town of your residency:

Narragansett:

<https://member.everbridge.net/index/892807736723809#/login>

South Kingstown:

<http://www.southkingstownri.com/town-government/municipal-departments/police/emergency-preparedness>

## Chapter 2 – Be a Good Neighbor

Included in this chapter:

- ✓ Ways to be a good neighbor

- ✓ Neighborhood Associations
- ✓ National Neighborhood Day
- ✓ Narragansett 2100
- ✓ Commuter Cornerstones
- ✓ Volunteer Opportunities in South County
- ✓ Parties and Social Gatherings
- ✓ What if someone has had too much?
- ✓ University Off-Campus Jurisdiction Policy

### ***Ways to be a Good Neighbor***

Students who decide to live off-campus remain an integral part of the University of Rhode Island and are choosing to become part of a larger community in South County, Narragansett. As a member of these communities, you will interact with people from many different backgrounds and lifestyles. Values, attitudes, respect, consideration and tolerance become extremely important. Your new neighbors will include families, senior citizens and students like yourself, all with different daily routines. As a result, cooperation and respect are needed to ensure an enjoyable living experience for everyone.

### **Good Neighbors...**

- Get to know your neighbors. Introduce yourself as soon as possible.
- When you are having a party, inform your neighbors. Give them your phone number so they can call you directly if they are being disturbed.
- Attend neighborhood association meetings so you can learn about activities and resources within your community. Keep your guests under control.
- Make your landlord aware of any problems with the facilities. Prompt attention to maintenance can avert many problems.
- Become aware of any local ordinances that may be in effect.
- Report crimes to the local police.

## Need Assistance?

If you or your roommates experience any problems, get help as soon as you need it. For University of Rhode Island assistance contact:

Health Services	401-874-2246
Counseling Center	401-874-2288
Commuter Affairs	401-874-2828
Dean of Students Office	401-874-2098
University Police	401- 874-2121

See the URI Quick Guide and Important Numbers at the end of this guide for more information.

## Neighborhood Associations

Each development has a neighborhood association. Consider becoming involved in the association. Remember that you are a part of the community as well. Building trust with your neighbors and being involved shows you care about what happens in your neighborhood. Additionally, your neighbors may be more inclined to confront you about a problem rather than calling the police. If you have any questions as to how to get involved with these associations or when their meetings are held, please contact the association representatives listed below:

Neighborhood	Bonnet Shores	Briggs Farm	Eastward Look	Point Judith
Representative	Erin Rooney	Bill Lawler	Steven Ferrandi	Eileen Deforges
Phone Number	401-789-4540	401-792-3583	401-788-0860	401-782-9827

## Narragansett 2100

Narragansett 2100's mission is to promote improved communications and community relations among Narragansett landlords, tenants and the neighboring public to maintain and improve the quality of life in the community. If you would like to get involved, email [narragansett2100@gmail.com](mailto:narragansett2100@gmail.com).

## Volunteer Opportunities in South County

Become involved with your community to enhance your experiences as a student and member of the local and Greater Rhode Island community. For ways to get involved, please visit: <http://web.uri.edu/experience/volunteer/>



## ***Parties and Social Gatherings***

Remember, you are responsible for the behavior of your guests at your parties. Those that manage their parties well have few, if any, problems. Loud party complaints can result in fines up to **\$500** and/or one year in jail. Here are some planning tips to help prevent complaints, fines, and arrests:

- Notify your neighbors in advance about the party, including the start and end times, and the number of people expected.
- Noise and litter outside can make things seem “out of control.” Keep people inside and away from the street.
- Do not open your party to people passing by your house. This is how irresponsible people can ruin your event. If uninvited guests do not leave call the police.
- Be familiar with parking regulations in your neighborhood. Cars parked on the street will be towed!
- Lower the bass on amplifiers. Bass vibrations often annoy neighbors more than the actual music.
- Clean up right after the party so your neighbors do not wake up to a mess.
- If alcohol is being served, designate which guests are of legal drinking age, and make sure all guests are safe. It is illegal for people under 21 to consume or possess alcohol. DO NOT LET ANYONE UNDER THE INFLUENCE DRIVE HOME.
- Be sure to abide by town codes and ordinances (i.e., “Noise” and “Permit to Possess Kegs Required”).

## **Who to call if you need help:**

Emergency – 911
URI Police – 401-874-2121
Narragansett Police – 401-789-1091
South Kingstown Police – 401-783-3321
State Police – 401-444-1000
URI Health Services – 401-874-2246
URI Substance Abuse Counselor – 401-874-2098

## **What to do if the police come:**

1. Go talk to them!
2. If they tell you to turn the music down, do it right away

***Noise complaints will keep the police coming back!***

3. If they tell you to end the party, do it immediately.

***If you need help breaking up a party, call the police!***

**Know the symptoms of alcohol poisoning and how to get help.**

Person is unconscious or semiconscious

Person cannot be awakened

Person has cold, clammy, pale, or bluish skin

Breathing is slow or irregular

Person is unconscious and breathing is less than 10-12 times a minute or ten seconds or more between breaths

Person vomits while sleeping or passes out

If a person is suffering from any of these acute **alcohol poisoning** symptoms, he or she may be at risk of dying or suffering severe brain damage without immediate medical attention.

**Call for help!**

**How to get help:**

If off campus call 911, if on-campus call 4-2121 or use the blue light phone.

Don't leave the individual alone. Turn the person to his or her side to prevent choking or vomiting. Continue to monitor breathing.

If you don't know what to do, call for help or transport your friend to Health Services or the emergency room.

Do not try to help the person "walk it off" or "sleep it off."

If the person is unable to walk or is vomiting, he or she needs medical attention.

Do not leave the person alone or try to give food, coffee, or a shower.

**Put your focus on your friend's health, not on keeping your friend out of trouble.**

### ***University Off-Campus Jurisdiction Policy***

***This is only an excerpt from the Student Handbook. For full current text, see <http://web.uri.edu/studentconduct/student-handbook/>***

Off-campus conduct can be subject to the jurisdiction of the Student Conduct System if one of the following conditions is met:

- an infraction of a community standard of behavior as listed in the student handbook occurs at; an official University event, such as a field trip; at a University-sanctioned event; or at an event sponsored by a recognized student organization, fraternity or sorority; or
- an off-campus action, performed by a person while he or she is a student, is of such a nature that it would be subject to the Student Conduct System had it occurred on-campus.

The decision to apply jurisdiction to off-campus conduct shall be made by the Dean of Students or designee.

## Chapter 3 – Town Ordinances and State Laws

### Included in this chapter

- ✓ Alcohol regulations
- ✓ Noise regulations
- ✓ Nuisance House List (Orange Stickers)
- ✓ Disorderly Conduct
- ✓ Penalties for Violation of Selected Statutes
- ✓ Housing Laws
- ✓ Rhode Island Landlord-Tenant Handbook

**You may request a full copy of the Code of Ordinances of the Town of Narragansett by contacting Narragansett Town Hall or visiting their website at [narragansettri.gov](http://narragansettri.gov) and searching “Code of Ordinances.”**

**To obtain a copy of South Kingstown Ordinances, visit their website at [southkingstownri.com](http://southkingstownri.com) and selecting “Policies and Procedures” under the link for Town Government.**

**Both South Kingstown and Narragansett Ordinances can be found at [municode.com](http://municode.com).**

### *Alcohol Regulations*

There are laws that deal with alcohol sales, purchase and consumption. If you violate any of these laws, the result can be a criminal penalty. If you are under 21, the legal limit for Driving While Impaired is .02%. For drivers over 21, the legal limit for driving is .08%. It is also illegal to sell or serve alcohol to or purchase alcohol for anyone under the age of 21. If you provide a fake ID to someone under the age of 21 in order to purchase alcohol or gain admittance to a private club, your license may be suspended!

It is illegal to sell alcohol without a permit as well. This means that if you are thinking about charging money per person at your next party to offset the price of the alcohol, remember that it is illegal. If you do decide to have a party in which alcohol will be served, YOU will be responsible for the actions and the safety of your guests. YOU will also be held responsible by the town you are living in and by the University of Rhode Island.

## Ordinances for Narragansett

### **Section 46-8. Consumption of alcoholic beverages – Excerpt**

It shall be unlawful for any person to drink or consume any alcoholic beverages in any motor vehicle either parked or being operated, or in any public place, as defined by the Code, within the town, except for such beverages served on the premises of alcoholic beverage licensees during the hours permitted by law, and except as specifically provided for herein, to wit:

### **Section 46-10. Unlawful possession or consumption of alcoholic beverages by underage persons.**

- (a) Except as provided for herein, it shall be prohibited under the terms of this section for any person under the age of 21 years to purchase, possess or consume any alcoholic beverages within the town.
- (b) No person who exercises control over private real property may allow any other person under the age of 21 years who is not a child or minor ward of the person to possess or consume alcoholic beverages on the property, or allow any other person under the age of 21 years who is not a child or minor ward of the person to remain on the property if the person under the age of 21 years possesses or consumes alcoholic beverages on the property. The prohibitions of this subsection apply only to a person who is present and in control of the location at the time the possession or consumption occurs. The prohibitions of this subsection do not apply to the owner of rental property, or the agent of an owner of rental property, unless the possession or consumption occurs in the individual unit in which the owner or agent resides or unless the possession or consumption occurs while the owner or agent is present on the property.
- (c) The odor or presence of alcoholic beverages upon the breath of any minor shall be prima facie evidence of possession for the purposes of this section. If a law enforcement officer has reasonable grounds to believe that a minor has consumed any alcoholic beverage, the officer may require the minor to submit to a field evidentiary test.
- (d) Nothing contained in this chapter shall be construed as prohibiting a parent or legal guardian of a minor from giving a minor alcoholic beverages or permit a minor to consume it within the home of the parent or legal guardian of the minor or at other private places not in view of the public where the parent or legal guardian is present.

### **Section 46-11. Permit to Possess Kegs Required. – Excerpt**

Any individual of lawful age under the laws of the State of Rhode Island may possess a keg in a residentially zoned area or dwelling unit within the Town of Narragansett after first having obtained a permit and permit sticker from the Office of the Town Clerk. The permit fee for each keg is \$5.00. No person may possess more than one permit. No more than one keg may be possessed within any dwelling unit, lodging house, or rooming house located in a residentially zoned area within the Town of Narragansett. No resident shall possess or allow any other person to possess a keg contrary to this section.

## Ordinances for South Kingstown

### **Sec. 12-11. - Public consumption prohibited; possession by persons under twenty-one years of age prohibited; possession of open containers prohibited.**

It shall be unlawful for any person to consume alcoholic beverages of any kind on a public way or street, beach, public picnic ground, park, amusement area or any other public place or building, unless permitted by law, within the town. It shall be unlawful for any person who has not attained the age of twenty-one (21) years to have in his possession alcoholic beverages of any kind within a building, park, on a public way or street, park, amusement area or any other public place or building within the town. The possession of an open container of alcohol by any person is prohibited on a public way or street, beach, public picnic ground, park, amusement area or any other public place or building. The penalty for any violation is a fine of fifty dollars (\$50.00).

## *Noise Regulations*

## Ordinances for Narragansett

### **Section 22-41. Noise.**

- (1) Excessive noise is a serious hazard to the public health, safety and welfare and the quality of life in a close urban society.
- (2) A substantial body of science and technology exists by which excessive noise can be substantially abated without serious inconvenience to the public.
- (3) Certain of the noise producing equipment in this community is essential to the quality of life and should be allowed to continue at reasonable levels with responsible regulation.
- (4) Each person has a right to an environment reasonably free from noise which jeopardizes health or welfare or unnecessarily degrades the quality of life.
- (5) It is the declared policy of the town to promote an environment free from excessive noise, otherwise properly called noise pollution, which unnecessarily jeopardizes the public health, safety and welfare and degrades the quality of the lives of the residents of this community, without unduly prohibiting, limiting or

otherwise regulating the function of certain noise producing equipment which is not amenable to such controls and yet is essential to the quality of life in the community.

**Section 22-46. Noise Disturbances prohibited.**

(a) No person shall make, continue or cause to be made or continued, except as permitted in this article, any noise or sound which constitutes a noise disturbance. In the absence of specific maximum noise levels, a noise level must exceed the ambient noise level by five dBA or more, when measured at the nearest property line or, in the case of a multifamily residential building, when measured anywhere in one dwelling unit with respect to a noise emanating from another dwelling unit or from common space in the same building, in order to constitute a noise disturbance.

(b) Any person, including a police officer, or a municipal zoning or building official, may be a complainant for the purposes of instituting action for any violation of this chapter. For any violation of this section, the receiving land use involved may include real property contiguous to, or bounding the real property containing the source of the sound which is the subject of the violation.

**Section 22-60. Penalty for violation of article.**

- a. The penalty for violation of any section of this article shall be up to the maximum allowed by state law for municipalities to impose on ordinance violations as follows:
  1. The first offense shall be punished by the issuance of an order to cease and desist the violations and by a fine of up to \$200.00 or imprisonment of not more than 30 days.
  2. The second offense within a six-month period shall be punished by the issuance of an order to cease and desist the violation and by a fine of not less than \$350.00 or imprisonment of not more than 30 days.
  3. The third and all subsequent offenses shall be punished by the issuance of an order to cease and desist the violation and a fine of not less than \$400.00 or imprisonment of not more than 30 days.
- b. Each noise disturbance shall be considered a separate offense.
- c. Notwithstanding the above, any violation of this chapter which occurs in an area zoned residential by the Zoning Ordinance of the Town of Narragansett shall be subject to a minimal mandatory fine of \$500.00.

**Section 46-31. Loud or unruly gatherings-public nuisance.**

(a) It shall be a public nuisance to conduct a gathering of five or more persons on any private property in a manner which constitutes a substantial disturbance of the quiet enjoyment of private or public property in a significant segment of a neighborhood, as a result of conduct constituting a violation of law. Illustrative of such unlawful conduct is excessive noise or traffic, obstruction of public streets by crowds or vehicles, illegal parking, public drunkenness, public urination, the service of alcohol to minors, fights, disturbances of the peace, and litter.

(b) A gathering constituting a public nuisance may be abated by all reasonable means including, but not limited to, an order requiring the gathering to be disbanded and citation and/or arrest of any law violators under any applicable ordinances and state statutes.

### **Ordinances for SOUTH KINGSTOWN**

While the town of South Kingstown does not maintain any specific noise ordinances associated with social gatherings, the town police department will follow up on any noise complaints from neighbors.

In most cases, they will request that you quit your gathering and there is no further interaction, however, if you as the host do not comply they may charge you with disorderly conduct.

Below is South Kingstown's ordinance on Improper Conduct:

#### **Sec. 12-2. - Improper conduct.**

(a) Every person who shall anywhere in the town quarrel, fight, revel, wantonly raise any false cry or alarm of fire, commit any nuisance or misdemeanor, or otherwise behave in a noisy, disorderly or indecent manner, to the disturbance or annoyance of the peaceable people of the town, or any portion of them, or shall aid, assist, incite, encourage, or promote the same to be done by any other person shall be guilty of a violation of this section, as well as the following:

- (1) Every person who shall congregate with another or others in or on any public way so as to halt the flow of vehicular or pedestrian traffic and refuses to clear such public way when ordered to do so by a peace officer or other person having authority;
- (2) Every person who damages, befouls or disturbs public property or the property of another so as to create a hazardous, unhealthy or physically offensive condition;
- (3) Every person who shall assemble or congregate with another or others for the purpose of doing bodily harm to another, or who shall, by acts of violence, interfere with another's pursuit of a lawful occupation;
- (4) Every person who frequents any place where gaming or the illegal sale or possession of alcoholic beverages or narcotics or dangerous drugs is practiced, allowed or tolerated;



(5) Every person who shall frequent any place with intent to obtain money from another by an illegal and fraudulent scheme, trick, artifice or device or for the purpose of engaging in any fraudulent scheme, device or trick to obtain any valuable thing in any place or from any person in this town or who shall aid or abet therein;

(6) Every person who shall assemble or congregate with another or others for the purpose of causing, provoking or engaging in any fight or brawl, or who shall collect in bodies or in crowds for unlawful purposes.

(b) Every person violating any provision of this section shall, upon conviction, therefore, be fined not less than twenty dollars (\$20.00) nor more than one hundred dollars (\$100.00) for every such offense, or be imprisoned not exceeding thirty (30) days.

### ***Nuisance House List (Orange Stickers)***

The Narragansett Police Department typically gives a courtesy warning if the police department responds to your residence for a noise disturbance or loud party. If they respond back to the same residence during the same night/day, the renters/owners are charged and issued a summons for Municipal Court. This policy is subject to officer discretion to include the size of the party, renter/owner cooperation, and frequency of call to the residence in the past.

Your residence will be placed on the Nuisance House List if any or all of the following occur:

1. The renters/owners host a large party.
2. The renters/owners are uncooperative when the police department responds to the residence for a noise disturbance/loud party.
3. The police department has received repeated calls of noise/loud parties at the same residence.

After a residence has been placed on the Nuisance House List a notice of the intervention shall be posted on the residence. Any notice posted between September 1 and May 31 of any year shall remain posted until May 31. Any notice posted between June 1 and August 31 of any year shall remain posted until August 31. If the notice is removed or defaced during this period there shall be a minimum mandatory \$100 fine for each occurrence.

Once placed on the list, if the police department responds to the residence during the posting period the renters/owners will be cited to Municipal Court. No courtesy warning will be given during the posting period. If the police department does not respond back to the residence, once the posting period has expired the residence will be taken off the Nuisance House List. If the police department

does respond to the residence to a noise/party complaint during the posting period the renters/owners will be charged for each subsequent occurrence:

1. First intervention minimum mandatory \$300 fine.
2. Second intervention minimum mandatory \$400 fine + min. 25 hours CS.
3. Third and subsequent intervention minimum mandatory \$500 fine + min 50 hours CS.

All residences placed on the Nuisance House List are subject to random noise meter checks without warning during their duration on the list. If a residence is found to be in violation the renters/owners will be cited to Municipal Court.

It is hoped that this procedure will decrease the frequency and size of disturbances in the Town of Narragansett.

### ***Disorderly Conduct***

## **Ordinance for NARRAGANSETT**

### **Section 46-3. Disorderly conduct.**

A person shall be guilty of disorderly conduct if, with the purpose of causing public danger, alarm, disorder, nuisance, or if his conduct is likely to cause public danger, alarm, disorder or nuisance, he willfully does any of the following acts in a public place:

1. Commits an act in a violent and tumultuous manner toward another whereby the other is placed in danger of his life, limb or health;
2. Commits an act in a violent and tumultuous manner towards another whereby the property of any person is placed in danger of being destroyed or damaged;
3. Causes provokes or engages in any fight, brawl or riotous conduct so as to endanger the life, limb, health or property of another;
4. Behaves in an intimidating, violent or forceful manner at any time in, upon or in the proximity of a public place in such manner that such conduct constitutes a clear and present danger to the free and lawful movement of any person or to the extent that any other person will be, or is likely to be, restrained, enjoined, incapacitated or stopped in their lawful exercise of business, occupation, amusement, recreation or any other lawful pursuit;
5. Obstructs, either singly or together with other persons, the flow of vehicular or pedestrian traffic and refuses to clear such public way or public place when ordered to do so by the town police or other lawful authority;

6. Disturbs the peace of another or others by violent, indecent, offensive, hostile, boisterous or obscene conduct, which conduct, is designed or calculated or likely to cause anguish or injury to another or others;
7. Damages, defouls, urinates, defecates or disturbs a public place or the property of another so as to create a hazardous, unhealthy or physically offensive condition, or throws, drops or places any bottle, can, paper, or other litter in a public place or on the property of another;
8. Acts in a manner designed, likely or tending to cause or provoke disturbance in any public building or place of business wherein matters affecting the public are being considered or deliberated and which is designed, likely or tending to interfere with the orderly conduct or procedure of such consideration or deliberation.

**For South Kingstown's policy on Disorderly Conduct, refer to the Ordinance on Page 25.**

### ***Penalties for Violation of Selected Statutes***

The Narragansett Town Council recently enacted new ordinances that apply to residents of Narragansett, including renters. Be aware of these before moving off campus.

*Note: This is not a complete list, but rather a quick look at the most common violations. For a more comprehensive list of regulations, visit [narragansettri.gov](http://narragansettri.gov).*

Violation	Fine
Disturbing the peace	\$500
Urinating in public	\$500
Public consumption of alcohol	\$500
Serving or providing alcohol (Social Host Violation)	\$500
Being a public nuisance	\$500
Transportation of alcohol by a minor OR with a minor in the vehicle	\$500

South Kingstown holds similar ordinances you should be aware of if you are living in that area:

Violation	Fine
Public consumption of alcohol	\$50

Underage possession of alcohol	\$50
Open container of alcohol possession	\$50

### ***Housing Laws***

*Note: This state law makes it possible for landlords to evict tenants for a lease violation after 20 days if the violation is not remedied.*

## **Housing Ordinance for Narragansett**

### **CHAPTER 731. – CODE OF ORDINANCES – DEFINITIONS**

#### **Section 2.2, Household**

One or more persons living together in a single dwelling unit, with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit. The term “household unit” shall be synonymous with the term “dwelling unit” for determining the number of such units allowed within any structure on any lot in a zoning district. An individual household shall consist of any one of the following:

- (a) A family, which may also include servants and employees living with the family; or
- (b) A person or group of unrelated persons living together. The maximum number shall be four persons.

## **Housing Ordinance for South Kingstown**

### **ARTICLE 12. – DEFINITIONS**

#### **(66) Household.**

One or more persons living together in a single dwelling unit, with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit. The term “household unit” shall be synonymous with the term “dwelling unit” for determining the number of such units allowed within any structure on any lot in a zoning district. An individual household shall consist of any one of the following:

- (a) A family, which may also include servants and employees living with the family; or
- (b) A person or group, not exceeding three unrelated persons, living together.

**(68) Institutional Dormitory.**

A structure used for housing purposes by persons generally unrelated to each other by blood or marriage, but associated by reason of participation in the activities of a medical, religious (other than "religious housing" for not more than eight residents, as defined herein) or educational organization. Such institutional dormitories are characterized by the provision of sleeping accommodations and common kitchen, dining or recreation facilities.

**Eviction for noncompliance with rental agreement**

- a. Except as provided in this chapter, if there is a material noncompliance by the tenant with the rental agreement or a noncompliance with § 34-18-24 materially affecting health and safety, the landlord shall deliver a written demand notice to the tenant, in a form substantially similar to that provided in § 34-18-56(b), specifying:
  1. The acts and/or omissions constituting the breach of the rental agreement or of § 34-18-24;
  2. The acts, repairs, or payment of damages, which are necessary to remedy the breach; and
  3. That unless the breach is remedied within twenty (20) days of mailing of the notice the rental agreement shall terminate upon a specified date, which shall not be less than twenty-one (21) days after the mailing of the notice.
- b. Unless it is a violation of § 34-18-24(8), (9), or (10), if the tenant adequately remedies the breach before the date specified in the notice, the rental agreement shall not terminate. If the breach is not remedied, the landlord may commence an eviction action, which shall be filed no earlier than the first day following the termination date specified in the written demand notice. The action shall be initiated by filing a "Complaint for Eviction for Reason Other Than for Nonpayment of Rent" in the appropriate court according to the form in § 34-18-56(e).
- c. The summons shall be in the form provided in § 34-18-56(h) and shall specify that the tenant has twenty (20) days from the date of service in which to file his or her answer to the complaint, and that if he or she fails to file his or her answer within that time, he or she will be defaulted. The matter may be assigned for hearing in accordance with the rules of procedure of the appropriate court.

- d. Except as provided in this chapter, the landlord may recover possession, actual damages and obtain injunctive relief for noncompliance by the tenant with the rental agreement or § 34-18-24. If the tenant's noncompliance is willful, the landlord may recover reasonable attorney's fees.
- e. If substantially the same act or omission which constituted a prior noncompliance, of which good faith notice was given, recurs within six (6) months, the landlord may terminate the rental agreement upon at least twenty (20) days' written notice, specifying the breach and the date of termination of the rental agreement. No allowance of time to remedy noncompliance shall be required.
- f. If the tenant has violated § 34-18-24(8), (9), or (10), or if the tenant (i) is a seasonal tenant occupying the premises pursuant to a written lease agreement which commences no earlier than May 1st of the occupation year and expires no later than October 15th of the occupation year, or commences no earlier than September 1st and expires no later than June 1st of the next subsequent year, with no right of renewal or extension beyond the above dates; and (ii) has been charged with violating a municipal ordinance or has otherwise violated the terms of the rental agreement pertaining to legal occupancy or excessive noise or other disturbance of the peace, the landlord shall not be required to send a notice of noncompliance to the tenant and may immediately file a complaint for eviction in a form substantially similar to that provided in § 34-18-56(e) and seek the relief set forth in subsection (d).

## Requirements of Landlords

### **Sec. 34-186. Sanitary facilities, plumbing and drainage.** – Excerpt

- h. *Rubbish storage and disposal facilities.* Every dwelling shall have adequate rubbish storage and disposal facilities or containers and must comply with the following regulations:
  - 1. All rubbish storage and disposal facilities and all containers must have lids or covers.
  - 2. No rubbish storage and disposal facility and no container shall be stored in any front yard or minimum side yard.
- i. *Garbage storage and disposal facilities.* Every dwelling shall have adequate garbage storage and disposal facilities or containers and must comply with the following regulations:

1. All garbage storage and disposal facilities and all containers must have lids or covers.
2. No garbage storage and disposal facility and no container shall be stored in any front yard or minimum side yard.

(Code 1986, § 10-141)

**Sec. 34-191. Responsibilities of owners, operators and occupants.** – Excerpt

- d. *Disposal facilities.* Every owner of a dwelling shall be responsible for the supply on the premises of such rubbish and garbage disposal facilities and storage containers for each dwelling thereon as are required by subsections 34-186(h) and 34-186(i) and shall be responsible that such facilities are maintained in good repair and sanitary condition. The owner shall provide for the proper collection and removal of their contents to an authorized disposal area on a weekly basis.
- e. *Manner of waste disposal.* Every occupant of a dwelling or dwelling unit shall dispose of all his rubbish and garbage in a clean and sanitary manner by placing it in the facilities provided as required by subsections 34-186(h), 34-186(i) and subsection (d) of this section.
- k. *Supplied heat.* Every owner or operator of a dwelling who permits to be occupied any dwelling unit therein under an agreement, express or implied, to supply or furnish heat to the occupants of such dwelling unit, shall maintain therein from October 1 to May 1, a minimum air temperature level of not less than 68 degrees Fahrenheit at least three feet above floor level during an outside air temperature of zero degrees Fahrenheit or above between the hours of 6:30 a.m. and 11:00 p.m. and not less than 60 degrees Fahrenheit between the hours of 11:00 p.m. and 6:30 a.m. in all habitable rooms, bathrooms, toilet rooms and compartments and communicating corridors. When the outside air temperature drops below zero degrees Fahrenheit, heating facilities shall be operated so as to furnish at least the minimum requirements of this section. Whenever heating facilities are incapable of furnishing the minimum requirements of this section at an outside air temperature of below zero degrees Fahrenheit, they shall be operated to full capacity. Whenever a dwelling is heated by means of a central heating facility, or other heating apparatus under the control of the owner or operator of the dwelling, such owner or operator, in the absence of a written contract or agreement to the contrary, shall be deemed to have contracted, undertaken or bound himself to furnish heat in accordance with the provisions of this subsection. The provisions of this subsection shall not apply where the failure

to maintain such air temperature level is approved by the director because of a general shortage of fuel, or any negligent or malicious act of the occupant or while repairs are being expeditiously made to the heating equipment or any cause beyond the control of the owner or operator.

### ***Rhode Island Landlord-Tenant Handbook***

#### **Prohibited Provisions (p. 5 & 6)**

No rental agreement can make a tenant agree to waive rights or remedies provided by law or allow the landlord to waive or limit legal responsibilities. Since illegal clauses are unenforceable, they should be deleted from contractual agreements to avoid giving tenants a misleading impression of their responsibilities. If a landlord deliberately uses a rental agreement containing provisions that are known to be prohibited, the tenant may go to court to recover actual damages, an amount of up to 3 times the rent, and attorney fees.

#### **Notices (p. 6)**

Landlords and tenants must give proper notice as mentioned under specific topics throughout this handbook. Unless otherwise specified, such notice will usually involve:

- 1) Informing the other person, as when the landlord tells a new tenant what the rules and regulations are, or when the tenant is given a two-day verbal notice of a need for the landlord or others to enter the unit to inspect it, make repairs, show it to potential renters or buyers, etc.; or
- 2) Sending a written notice by first-class mail to the place the other person usually receives communications or to their last known address.

## **LANDLORD RESPONSIBILITIES**

### **A. Security Deposits and Other Prepayments (p.8)**

A landlord can take a security deposit from a tenant at the beginning of a new rental term but it cannot exceed one month's rent. Taking a greater sum subjects



the landlord to a possible suit under section 56f of the "Act". The deposit must be returned within twenty days after the tenant gives proper notice, moves out, returns the key, and provides a forwarding address. When returning the deposit, the landlord must send the tenant an itemized notice listing any legal deductions withheld from the money being returned. Such deductions can only be for unpaid rent (not future rent that might be legally owed), and physical damages other than ordinary wear and tear.

If the landlord fails to comply with the law concerning the return of a security deposit, the court may require a damage payment to the tenant of twice the amount illegally withheld, plus attorney fees. When a rental property is sold, security money should be transferred to the new owner since it is this individual who will be held legally responsible for the return of funds when the tenant moves.

***Separate amounts of money can be requested from a new tenant for prepaid rents, etc. Since the state law does not specifically govern such payments, disputes must be settled in Small Claims Court or through a civil court action like any other monetary dispute or by bringing an action in the local district court by filling out and submitting a Landlord-Tenant Complaint form (see section 56f under form titles in the appendix).***

## Appendix A

### Sample Roommate Agreement

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_

WHEREAS all the parties hereto have, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, signed a lease or rental agreement to pay \$\_\_\_\_\_ per month to reside at \_\_\_\_\_ for a term lasting from \_\_\_\_\_ to \_\_\_\_\_, a copy of which is attached hereto, and

WHEREAS, a security or damage deposit of \$\_\_\_\_\_ was paid to \_\_\_\_\_ of said premises and,

WHEREAS, the parties wish to provide for the sharing of responsibilities in the renting of said premises.

IT IS, THEREFORE, AGREED:

1. That each of the parties follows the rules and conditions set out in the attached lease or rental agreement.
2. That each of the parties pays a portion of one-\_\_\_\_ (1/\_\_\_\_) of the following expenses incurred in relation to the leased premises:

(Check if applicable)

_____ Rent	_____ Electricity
_____ Gas	_____ Water
_____ Telephone	_____ General; Maintenance
_____ Other _____	

If any of the parties pays more than one-\_\_\_\_\_ (1/\_\_\_\_) share, the other party(ies) will reimburse the party paying more than his/her potential share.

3. That each party pays for any long distance telephone calls he/she makes or those made by his/her guests.
4. That one-\_\_\_\_ (1/\_\_\_\_) of the damage deposit is the property of each of the parties.
5. That each of the parties remain a resident of the premises during the term of the lease, or continue to pay his or her share of the rent during said term, unless the following conditions are met:
  - a. That the party, at his or her own expense, locate a tenant to sublet his or her share of the rent for the remaining term of the lease, said tenant being accessible to the other parties to this agreement; and
  - b. That any repairs or improvements to the premises in excess of \$\_\_\_\_\_, which cost is to be shares by the parties, shall be approved by all parties in advance.
6. That if pets are permitted under the lease, each pet owner shall be solely responsible for all damages caused by his/her pet(s). This includes, but is not limited to, damage to furniture, carpeting, floors, walls, lawn and garden.

7. Additional remarks:

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All roommates sign and date below:

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## Appendix B

### *Sample Initial-Condition Checklist*

Be sure the landlord walks in with you thought the premises before you move in. Make a list of everything that is damaged. This includes items that are going to be fixed as well. The list should be signed and dated by all parties. All parties should be given copies of the lease. You are not responsible for damage done by former tenants so be sure to list everything that is dirty, damaged or not working.

\_\_\_\_\_  
Lessee (Tenant)

\_\_\_\_\_  
Lessor (Management)

\_\_\_\_\_ Number of Keys Issued

Condition- Indicate the number of times (where applicable) and location and nature of soil, damages, markings, etc. Everything written in **BOLD** above each checklist is required to comply with the RI Minimum Housing Codes.

**The kitchen must have a light, a working sink, and cabinets or shelves for storage.**

	Condition Upon Arrival			Upon Departure		
	Good	Fair	Poor	Good	Fair	Poor
<b>Kitchen &amp; Dining Area</b>						
Table						
Chairs						
Cabinets						
Windows & Screens						
Walls						
Plastic & Tile						
Counter Tops						
Stove Burners						
Oven, Broiler racks						
Refrigerator						
Ice Trays, Racks						
Freezer						
Doors, Locks						
Curtain Rods						

**The electricity and wiring in every room (except the hallways, bathrooms, and pantries) must have two outlets or one outlet and one light. There should be no temporary wiring.**

	Condition Upon Arrival			Upon Departure		
	Good	Fair	Poor	Good	Fair	Poor
<b>Living Room</b>						
Walls, Ceilings						
Carpets, Rugs						
Windows, Screens						

Electric Fixtures
Chairs, Sofa
Coffee & End Tables
Desks
Drapes, Rods

**The Bathroom must have a bathtub or shower, a working toilet, a working sink, adequate ventilation, a floor and a light. There must be enough hot and cold water for ordinary use.**

<b>Bathrooms</b>						
	Condition Upon Arrival			Upon Departure		
	Good	Fair	Poor	Good	Fair	Poor
Shower, Tub, Glass						
Sink						
Toilet						
Medicine Cabinet						
Plastic, Tile						
Walls, Ceilings						
Floors						
Windows, Screens						
Electric Fixtures						
Towel Racks						
Doors, Locks						

**The heating system must be capable of keeping all rooms at least 68 degrees Fahrenheit.**

<b>Hallway Within Unit</b>						
	Condition Upon Arrival			Upon Departure		
	Good	Fair	Poor	Good	Fair	Poor
Walls, Ceiling						
Carpets, Floor						
Closets						
Stairs, Railings						
Electric Fixtures						
Furniture						
Front Door						
Storm Door						
Locks						
Other						

**There must be two exits and a safe way out in case of fire. Walls, ceilings, and floors must have no large cracks, holes or other major damage. Every room must have one window that can be opened. Windows and doors must fit tightly. Screens and shades must be provided.**

<b>Other Areas</b>						
Condition Upon Arrival			Upon Departure			
Good	Fair	Poor	Good	Fair	Poor	
Air Conditioner(s)						
Heating Unit						
Thermostat(s)						
Storage Locker						
Telephones						

<b>General Condition of Exterior</b>						
Condition Upon Arrival			Upon Departure			
Good	Fair	Poor	Good	Fair	Poor	

## Important Phone Numbers

### Emergency

Narragansett Fire/Rescue	401-789-1000
Narragansett Police	401-789-1091
South Kingstown Fire	401-789-8354
South Kingstown Police/Rescue	401-783-3321
RI Poison Control	800-222-1222
RI State Police (Emergency Calls)	401-444-1000
South County Hospital Emergency Room	401-782-8010

### Non-Emergency

Dept. of Environmental Management Rabies Hotline	401-222-2577
URI Campus Police, Non-Emergency Line	401-874-4910

### Town and State Numbers

Amtrak	800-872-7245
Animal Rescue League	401-783-7606
Board of Canvassers (Voter Registration)	401-782-0625
Peter Pan Bus Terminal	401-331-7500
Free Library	401-783-8254
McGrath Judicial Complex	401-782-4111
Motor Vehicles Division	401-462-4368
Narragansett Chamber of Commerce	401-783-7121
Narragansett Parks and Recreation Department (Info Line)	401-782-0656
South Kingstown Parks and Recreation	401-789-3938

#### Post Offices

Narragansett	401-782-4060
Wakefield	401-783-1091
Public Defender's Office	401-782-4180
State of Rhode Island (Info. for all Departments)	401-222-2000
Tennis Courts	401-782-0695
T. F. Green Airport	401-737-8222
Town Clerk	401-782-0624
Town of Narragansett (All Departments)	401-789-1044
Town of South Kingstown (All Departments)	401-789-9331

### Social Services

AIDS Hotline	401-222-2320
Better Business Bureau	508-652-4800
Cocaine Hotline	888-978-3685
Day One, Sexual Assault & Trauma Resource Center	401-421-4100
RI Alcohol Counseling	401-874-2098

Women's Resource Center of South County 401-782-3995

### Utilities

National Grid Electric Company  
     Power Outages 800-456-1212  
     Customer Services 401-295-5014  
 Providence Gas 401-272-5040

### URI Quick Guide

Admissions (Newman Hall) 401-874-7100  
 Advisors for University College 401-874-2993  
 Athletics 401-874-5245  
 Bookstore 401-874-2722  
 Campus Dining Services 401-874-2055  
 Campus Operator 401-874-1000  
 Career Services 401-874-2311  
 Chaplains  
     Catholic 401-874-2324  
     Jewish 401-874-2740  
     Protestant 401-874-4784  
 Clearinghouse for Volunteers 401-874-2568  
 Counseling Center 401-874-2288  
 Dean of Students Office 401-874-2098  
 Disability Services 401-874-2098  
 Enrollment Services 401-874-9500  
     Bursar, Financial Aid and Registrar 401-874-9500  
 Graduate School 401-874-2262  
 Health Services 401-874-2246  
 Housing and Residential Life 401-874-4151  
 International Student Center 401-874-2395  
 Mackal Field House (Rec. Services) 401-874-5926  
 Fascitelli Fitness and Wellness Center 401-874-5926  
 Multicultural Student Services 401-874-2851  
 New Student Programs 401-874-5927  
 Commuter Affairs 401-874-2828  
 Student Involvement 401-874-5281  
 Postal Services 401-874-2860  
 Student Senate 401-874-2261  
 Veterans Affairs 401-277-5188  
 Writing Center 401-874-2367



THE  
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