



Rhode Island Department of Revenue

Division of Taxation

Tax Administration

March 16, 2026

Guidance Regarding the Non-Owner Occupied Property Tax

For sales and transfers prior to July 1, 2026

PROVIDENCE, R.I. – The Rhode Island Division of Taxation provides guidance regarding Rhode Island’s Non-Owner Occupied Property Tax, which is effective July 1, 2026. This guidance, easily accessible on a [dedicated webpage](#), is intended for taxpayers, realtors, attorneys, and tax professionals. It includes [frequently asked questions](#), which address transfers of property ownership for the period of December 30, 2025–June 30, 2026, specific scenarios, and the determination of the party responsible for the tax. For further guidance, the Division will be issuing a regulation prior to the July 1, 2026 effective date for the tax.

The Division of Taxation will soon be sending a notice with a questionnaire based on best available information to those property owners where the assessed value of the property is greater than \$1M, if the Division cannot confirm the property is the owner’s primary residence or otherwise qualifies for an exemption. **It is important that property owners that believe they are not subject to or are exempt from the tax complete and return the questionnaire so that the Division may determine applicability of the tax and any exemptions.**

The first period for which the tax is owed is the Tax Year July 1, 2026 – June 30, 2027. Tax is due for this period if the property is assessed at more than \$1 million dollars and if during the prior tax year the property is not occupied by the owner as their primary residence for a majority of days (183 or more), or qualifies for an exemption.

This prior tax year is referred to as the “privilege year,” and the first privilege year for this tax is July 1, 2025 – June 30, 2026.

Who is Responsible for the Tax if the Property is Transferred?

If a property is transferred from one owner to another during the period of July 1, 2025–June 30, 2026, the party that owns the property for the majority of days during this first privilege year will be responsible for the payment of the tax or providing records to substantiate that the property is exempt from the tax.

Transfers During Privilege Year 07/01/2025 - 06/30/2026

Privilege Year	Sale/Transfer Period	Tax Responsibility	Reason
July 1, 2025 - June 30, 2026	July 1, 2025 - December 29, 2025	Buyer	Owner for 183 days or more (during privilege year)
July 1, 2025 - June 30, 2026	December 30, 2025 - June 30, 2026	Seller	Owner for 183 days or more (during privilege year)

For questions about the Non-Owner Occupied Property Tax, contact the Rhode Island Division of Taxation by email at Tax.Property@tax.ri.gov, or by phone at (401) 574-8955 between 8:30 a.m. and 3:30 p.m. on business days.

The Rhode Island Division of Taxation, part of the Rhode Island Department of Revenue, is open to the public from 8:30 a.m. to 3:30 p.m. business days. For more information, contact the Division of Taxation at (401) 574-8829 or see <https://tax.ri.gov/about-us/contact-us>.