



State of Rhode Island
Department of Business Regulation
Division of Commercial Licensing
1511 Pontiac Avenue, Bldg. 69-1, Cranston, RI 02920

REAL ESTATE AND APPRAISERS BULLETIN 2025-02

Issued: 03/26/2025

Changes to the Electrician Licensing requirements in R.I. Gen. Laws § 5-6-2, effective January 30, 2025, may have caused some confusion as to how and if this impacts the ability of a Real Estate Appraiser, Broker, or Salesperson to test the functionality of electrical switches, outlets and appliances in a property that is for sale, rent or is the subject of an appraisal.

Appraisers and Real Estate Licensees may test electrical functionality by turning switches on and off, screwing in a light bulb, plugging in something to an outlet, and turning appliances on and off. This activity checks the normal functionality of the property and does not fall within the scope of licensed electrical work.

Please note that the Board of Examiners of Electricians at the Department of Labor & Training has recently clarified that an electrician license is not required to use plug in receptable testers and the test button on GFCI outlets. That letter can be viewed [here](#).

Real Estate and Appraiser licensees should refrain from entering or internally accessing any electrical panels, outlets, devices, or other fixtures, as that is considered work under the scope of a licensed electrician.