

A09028 • New York

Requires real estate brokers and online housing platforms using virtual agents and AI tools to conduct a disparate impact analysis to assess the actual impact of any such virtual agent; requires such individuals to submit a summary of the most recent disparate impact analysis to the attorney...

Introduced

Risk: Medium

Comprehensive

Last Action (Jan 07, 2026): referred to judiciary

Summary

NY A09028: Requires real estate brokers and online housing platforms using virtual agents and AI tools to conduct a disparate impact analysis and submit summaries to the attorney general's office.

Business Impact

If you operate in real estate using AI tools, you must conduct a disparate impact analysis by [date] or face penalties from the attorney general.

Key Provisions

- Requires disparate impact analysis specifically for virtual agents and AI tools.
- Mandates submission of analysis summaries to the attorney general's office by real estate brokers.
- Requires online housing platforms using virtual agents to provide users with an option to communicate with a human representative.
- Mandates anti-discriminatory measures specifically for virtual agents and AI tools.

Compliance Checklist

- Conduct annual disparate impact analysis | Who: Real estate brokers and online housing platforms | Penalty: Potential legal repercussions for non-compliance
- Submit summary of the analysis to the attorney general | Who: Real estate brokers and online housing platforms | Penalty: Potential legal repercussions for non-compliance

- Identify and modify discriminatory algorithmic results | Who: Real estate brokers and online housing platforms | Penalty: Potential legal repercussions for non-compliance

Industries Affected

Housing

Technology

Topics

AI in Real Estate

Bill Sponsors

Name	Party	Role
Linda Rosenthal	D	Sponsor
Christopher Burdick	D	Sponsor

Official Source

<https://www.nysenate.gov/legislation/bills/2025/A9028>

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