

S451 • New Jersey

Makes use of algorithmic systems to influence price and supply of residential rental units unlawful.

Introduced

Risk: Medium

Narrow/Targeted

Effective: Jul 01, 2026 | Last Action (Mar 05, 2026): Reported from Senate Committee with Amendments, 2nd Reading

Summary

Bill S451 aims to make using algorithmic systems to influence residential rental prices and supply unlawful in New Jersey. Full text details are unavailable, and analysis is speculative.

Business Impact

If you use AI for rental pricing, you must cease or face unspecified consequences.

Key Provisions

- Prohibits the use of algorithmic systems to influence rental prices and supply, pending full text verification. Exceptions, penalties, and enforcement mechanisms are speculative without the full text.

Compliance Checklist

- Cease use of algorithmic systems for rental pricing | Who: Rental property owners and coordinators | Penalty: Legal penalties under the New Jersey Antitrust Act

Industries Affected

Technology

Housing

Real Estate

Property Management

Topics

Bill Sponsors

Name	Party	Role
Sacco, Nicholas J.		Primary
Sarlo, Paul A.		Primary
Sweeney, Stephen M.		Cosponsor
Cardinale, Gerald		Cosponsor
Greenstein, Linda R.		Cosponsor
Beach, James		Cosponsor
Addiego, Dawn Marie		Primary
O'Scanlon, Declan J.		Primary
Doherty, Michael J.		Primary
Holzapfel, James W.		Primary
Stack, Brian P.		Primary
Ruiz, M. Teresa		Primary

Roll Call Votes

Date	Description	Yea	Nay	Result
2026-03-05	Senate Community and Urban Affairs Committee: Repo	3	2	Passed

Related Bills

- A3326 (NJ)

Official Source

<https://www.njleg.state.nj.us/bill-search/2026/S451>

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