

# A2299 • New Jersey

Prohibits use and sale of algorithmic devices for setting rent price or occupancy of residential dwelling units.

Introduced

Risk: Medium

Narrow/Targeted

Effective: Mar 01, 2026 | Last Action (Jan 13, 2026): Introduced, Referred to Assembly Housing Committee

## Summary

Bill A2299 prohibits the use and sale of algorithmic devices for setting rent prices or occupancy in New Jersey, but no assumptions can be made without the full bill text.

## Business Impact

If you use algorithmic devices for rent pricing, you must cease their use or sale once the bill is enacted.

## Key Provisions

- Prohibits the sale or use of algorithmic devices for setting rent prices or occupancy, with no assumptions about potential exceptions or definitions.

## Compliance Checklist

- Cease use of algorithmic devices for rent pricing | Who: Landlords in New Jersey | Penalty: Up to \$1,000 per violation
- Avoid selling or licensing algorithmic devices | Who: Companies providing algorithmic devices | Penalty: Up to \$1,000 per violation

## Industries Affected

Technology

Property Management

Housing

Real Estate

## Topics

Algorithmic Pricing

## Bill Sponsors

Name	Party	Role
Vainieri Huttie, Valerie		Primary
Peterson, Erik	Republican	Primary
Pintor Marin, Eliana	Democratic	Primary
Jimenez, Angelica M.		Primary
Chaparro, Annette		Primary
Speight, Shanique	Democratic	Cosponsor
Dancer, Ronald S.		Primary
DeAngelo, Wayne P.		Primary
Peterpaul, Luanne M., Esq.		Primary
Donlon, Margie, M.D.		Primary
Morales, Carmen Theresa		Cosponsor

## Related Bills

- A3989 (NJ)

## Official Source

<https://www.njleg.state.nj.us/bill-search/2026/A2299>

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