

# A3989 • New Jersey

Restricts use and sale of algorithmic devices for establishing rent price or occupancy of residential property.

Introduced

Risk: Medium

Narrow/Targeted

Last Action (Jan 13, 2026): Introduced, Referred to Assembly Housing Committee

## Summary

Bill A3989 restricts the use and sale of algorithmic devices for setting rent prices or occupancy in New Jersey, with specific exceptions and penalties outlined in the bill.

## Business Impact

If you use algorithmic devices for rent pricing, you must review compliance requirements once the bill details are available.

## Key Provisions

- The bill restricts the use and sale of algorithmic devices for setting rent prices or occupancy, with specific exceptions and penalties outlined in the bill.

## Compliance Checklist

- Cease use of algorithmic devices for rent setting | Who: Landlords in New Jersey | Penalty: Subject to penalties under the New Jersey Antitrust Act
- Do not sell or license algorithmic devices for rent or occupancy advice | Who: Companies providing algorithmic devices | Penalty: Subject to penalties under the New Jersey Antitrust Act

## Industries Affected

Real Estate

Housing

Property Management

Technology

## Topics

## Bill Sponsors

Name	Party	Role
Dancer, Ronald S.		Primary
Benson, Daniel R.		Primary
Space, Parker	Republican	Primary
Singleton, Troy	Democratic	Cosponsor
Sumter, Shavonda E.		Primary
Mazzeo, Vincent		Primary
Murphy, Carol A.		Primary
Sarlo, Paul A.		Primary
Carroll, Michael Patrick		Cosponsor
Reynolds-Jackson, Verlina	Democratic	Cosponsor
Brown, Chris A.		Cosponsor
Cruz-Perez, Nilsa	Democratic	Cosponsor

## Related Bills

- A2299 (NJ)

## Official Source

<https://www.njleg.state.nj.us/bill-search/2026/A3989>

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