

# A3326 • New Jersey

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

Introduced

Risk: Medium

Narrow/Targeted

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

## Summary

Bill A3326 proposes to make the use of algorithmic systems to influence residential rental prices and supply unlawful in New Jersey. Full text needed for comprehensive details.

## Business Impact

If you use AI for rental pricing, you must cease this practice if the bill passes.

## Key Provisions

- Prohibits the use of algorithmic systems to influence residential rental prices and supply. Further details are speculative without the full text.

## Compliance Checklist

- Cease using algorithmic pricing tools for rental units | Who: Rental property owners and coordinators | Penalty: Violations may result in penalties under the New Jersey Antitrust Act

## Industries Affected

Real Estate

Technology

Housing

Property Management

## Topics

Algorithmic Pricing

## Bill Sponsors

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Name	Party	Role
Greenwald, Louis D.		Primary
Vainieri Huttle, Valerie		Primary
Conaway, Herb		Primary
Reynolds-Jackson, Verlina	Democratic	Primary
Speight, Shanique	Democratic	Cosponsor
Holley, Jamel C.		Cosponsor
Stanley, Sterley S.		Cosponsor
McKnight, Angela V.		Cosponsor
Jasey, Mila M.		Cosponsor
Calabrese, Clinton	Democratic	Cosponsor
Downey, Joann		Cosponsor
Zwicker, Andrew	Democratic	Cosponsor

## Related Bills

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- S451 (NJ)

## Official Source

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<https://www.njleg.state.nj.us/bill-search/2026/A3326>

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