

HB201 • Kentucky

AN ACT relating to the use of algorithmic devices in setting the amount of rent to be charged to a residential tenant.

Introduced

Risk: Medium

Narrow/Targeted

Last Action (Jan 14, 2026): to Judiciary (H)

Summary

The bill prohibits landlords from using algorithmic devices to set residential rent, categorizing such use as a violation of KRS 367.170 and 367.175, and applies to agreements executed on or after the effective date.

Business Impact

If you set residential rent using algorithmic devices, you must cease this practice by the effective date or face legal penalties.

Key Provisions

- Prohibits landlords from using algorithmic devices to set rent amounts.
- Defines 'algorithmic device' within the context of rental agreements.
- Establishes that violations of this prohibition are against consumer protection laws.
- Applies to rental agreements executed on or after the effective date.
- Aligns with existing consumer protection statutes in Kentucky.

Compliance Checklist

- Cease the use of algorithmic devices for rent calculations | Who: Landlords | Penalty: Potential violation of consumer protection laws

Industries Affected

Real Estate

Property
Management

Technology

Consumer
Protection

Housing

Topics

Algorithmic Pricing

Bill Sponsors

| Name | Party | Role |
|---------------|-------|---------|
| J. Fischer | | Primary |
| C. Massey | | Primary |
| J. Petrie | | Primary |
| W. Stone | | Primary |
| S. Rudy | | Primary |
| D. Osborne | | Primary |
| J. Raymond | | Primary |
| T. Bojanowski | | Primary |
| N. Kulkarni | | Primary |
| A. Scott | | Primary |
| S. Westrom | | Primary |
| L. Willner | | Primary |

Roll Call Votes

| Date | Description | Yea | Nay | Result |
|------------|-------------|-----|-----|--------|
| 2025-03-12 | PASS HB 201 | 38 | 0 | Passed |
| 2025-02-21 | Pass | 88 | 1 | Passed |

Related Bills

- S02697 (NY)
- S09700 (NY)

Official Source

<https://apps.legislature.ky.gov/record/26RS/hb201.html>

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