

SB559 • Georgia

"Fair Business Practices Act of 1975"; any person from facilitating noncompete agreements between residential rental property owners or managers, including by use of algorithmic coordinating functions; prohibit

Introduced

Risk: Medium

Amendment

Last Action (Feb 25, 2026): Senate Read and Referred

Summary

This bill prohibits facilitating noncompete agreements among rental property owners and managers using algorithms, and restricts setting lease terms and occupancy levels based on software recommendations.

Business Impact

If you manage rental properties in Georgia, you must stop using algorithms to set rental terms immediately or face legal penalties.

Key Provisions

- Prohibits facilitating noncompete agreements among rental property owners and managers using algorithms.
- Restricts rental property owners and managers from setting rental prices and lease terms based on software recommendations.
- Prohibits adjustments to occupancy levels based on recommendations from software, data analytics services, or algorithmic devices.
- Provides for definitions and related matters.
- Includes provisions for an effective date and applicability.

Compliance Checklist

- Stop using algorithms to set rental prices and terms | Who: Rental property owners and managers | Penalty: Legal repercussions for non-compliance
- Review and adjust lease agreements to comply with the new prohibitions | Who: Rental property managers | Penalty: Legal repercussions for non-compliance

Industries Affected

Housing

Technology

Property Management

Real Estate

Topics

Algorithmic Pricing

Bill Sponsors

Name	Party	Role
Blake Tillery	Republican	Primary
Bo Hatchett	Republican	Primary
Brian Strickland	Republican	Primary
Randy Robertson	Republican	Primary
Matt Brass	Republican	Primary
John F. Kennedy		Primary
Steve Gooch	Republican	Primary
Billy Hickman	Republican	Primary
John Albers	Republican	Primary
Carden Summers	Republican	Primary
Jason Anavitarte	Republican	Primary
Chuck Payne	Republican	Primary

Official Source

<https://www.legis.ga.gov/legislation/73540>

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