

S07882 • New York

Prohibits a person or entity from knowingly or with reckless disregard facilitate an agreement between or among two or more residential rental property owners or managers to not compete with respect to residential rental dwelling units, including by operating or licensing a software, data analytics...

Passed Both Chambers

Risk: Medium

Comprehensive

Effective: Jul 12, 2025 | Last Action (Oct 16, 2025): SIGNED CHAP.437

Summary

This bill prohibits agreements among residential rental property owners to not compete, particularly using algorithmic tools.

Business Impact

If you operate rental properties in New York, you must ensure your pricing strategies do not involve non-compete agreements by the effective date or face legal penalties.

Key Provisions

- Prohibits agreements to not compete among rental property owners.
- Outlaws using software to facilitate non-competitive agreements.

Compliance Checklist

- Ensure no agreements restrict competition among rental property owners. | Who: Residential rental property owners and managers. | Penalty: Legal penalties for non-compliance.
- Review and adjust pricing strategies to avoid reliance on non-competitive algorithms. | Who: Residential rental property owners and managers. | Penalty: Legal penalties for non-compliance.

Industries Affected

Topics

Algorithmic Pricing

Bill Sponsors

Name	Party	Role
PERALTA		Primary
COMRIE		Primary
GOUNARDES		Primary
Monica Martinez	Democratic/Working Families	Primary
Joseph P. Addabbo Jr.		Cosponsor
George Borrello	Republican/Conservative	Cosponsor
Iwen Chu		Cosponsor
Leroy Comrie	Democratic	Cosponsor
Nathalia Fernandez		Cosponsor
Mario Mattera	Republican/Conservative	Cosponsor
Dean Murray	Republican/Conservative	Cosponsor
Anthony H. Palumbo		Cosponsor

Roll Call Votes

Date	Description	Yea	Nay	Result
2025-06-10	Assembly Vote	95	51	Passed
2025-06-09	Floor Vote	40	22	Passed
2025-06-09	Rules Vote	15	6	Passed
2025-05-20	Judiciary Vote	16	2	Passed
2024-05-29	Floor Vote	61	0	Passed
2024-02-27	Health Vote	14	1	Passed

Related Bills

- A01417 (NY)

Official Source

<https://www.nysenate.gov/legislation/bills/2025/S7882>

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