

S02697 • New York

Prohibits the use of an algorithmic device by a landlord for the purpose of determining the amount of rent to charge a residential tenant; declares that such use is an unfair or deceptive trade practice.

Introduced

Risk: High

Comprehensive

Effective: Apr 22, 2025 | Last Action (Jan 22, 2025): REFERRED TO JUDICIARY

Summary

NY S02697: Prohibits landlords from using algorithmic devices to determine rent, declaring such use as an unfair or deceptive trade practice.

Business Impact

If you are a landlord in New York, you must stop using algorithmic devices to set rent by the effective date or face penalties.

Key Provisions

- Prohibits landlords from using algorithmic devices to set residential rent amounts.
- Declares such use as an unfair or deceptive trade practice under New York law.

Compliance Checklist

- Cease the use of algorithmic devices for rent determination | Who: Landlords | Penalty: Subject to penalties under Article 22-A of the General Business Law

Industries Affected

Housing

Property Management

Real Estate

Topics

Bill Sponsors

Name	Party	Role
SEPULVEDA		Primary
PARKER		Primary
ORTT		Primary
Pete Harckham	Democratic/Working Families	Primary
Brad Hoylman-Sigal		Primary

Related Bills

- S09700 (NY)
- A04991 (NY)
- HB5871 (IL)
- HB1427 (IL)
- HB201 (KY)

Official Source

<https://www.nysenate.gov/legislation/bills/2025/S2697>

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