

A04991 • 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: Medium

Comprehensive

Last Action (Jan 07, 2026): referred to housing

Summary

This bill prohibits landlords from using algorithmic devices to set residential rent amounts, 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 for rent determination by the effective date or face penalties.

Key Provisions

- Prohibits landlords from using algorithmic devices to set residential rent amounts, declaring it an unfair or deceptive trade practice.

Compliance Checklist

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

Industries Affected

Housing

Property Management

Real Estate

Topics

Bill Sponsors

Name	Party	Role
GIGLIO		Primary
RAIA		Cosponsor
GOODELL		Cosponsor
PALMESANO		Cosponsor
HAWLEY		Cosponsor
NORRIS		Cosponsor
BRABENEC		Cosponsor
ASHBY		Cosponsor
TITUS		Primary
PAULIN		Primary
Harvey Epstein		Primary
Rodneyse Bichotte Hermelyn	Democratic	Primary

Related Bills

- S09700 (NY)
- S02697 (NY)
- HB5871 (IL)
- HB1427 (IL)

Official Source

<https://www.nysenate.gov/legislation/bills/2025/A4991>

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