

# S09700 • 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

Effective: Jul 01, 2026 | Last Action (Apr 02, 2026): REFERRED TO JUDICIARY

## Summary

This New York bill prohibits landlords from using algorithmic devices to set residential rent amounts, declaring such practices as unfair under general business law.

## Business Impact

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

## Key Provisions

- Prohibits landlords in New York from using algorithmic devices to set residential rent amounts.
- Classifies violations as unfair or deceptive acts under general business law.

## Compliance Checklist

- Cease the use of algorithmic devices for rent calculations. | Who: Landlords in New York. | Penalty: Subject to penalties for deceptive acts.

## Industries Affected

Housing

Property Management

Real Estate

## Topics

## Bill Sponsors

Name	Party	Role
Toby Ann Stavisky	Democratic	Primary

## Related Bills

- S02697 (NY)
- A04991 (NY)
- HB5871 (IL)
- HB1427 (IL)
- HB201 (KY)

## Official Source

<https://www.nysenate.gov/legislation/bills/2025/S9700>

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