

S01573 • New York

Prohibits the collecting of information of historical or contemporaneous prices, supply levels, or lease or rental contract termination and renewal dates of residential dwelling units from two or more rental property owners for purposes of analyzing or processing of such information using an...

Introduced

Risk: High

Comprehensive

Last Action (Jan 07, 2026): REFERRED TO JUDICIARY

Summary

NY S01573: Prohibits collecting information from two or more rental property owners for algorithmic analysis to recommend rental prices, lease terms, or occupancy levels.

Business Impact

If you operate rental properties in New York, you must avoid using algorithms to analyze rental data or face legal penalties.

Key Provisions

- Prohibits collecting information from two or more rental property owners for algorithmic analysis to recommend rental prices, lease renewal terms, or ideal occupancy levels.

Compliance Checklist

- Cease using algorithms to analyze rental data from multiple property owners. | Who: Rental property owners and their agents. | Penalty: Legal penalties enforced by the Attorney General.
- Avoid entering agreements with coordinators that facilitate data sharing. | Who: Rental property owners. | Penalty: Potential civil action and penalties.

Industries Affected

Housing

Property Management

Real Estate

Topics

Algorithmic Pricing

Bill Sponsors

Name	Party	Role
FUNKE		Primary
AVELLA		Primary
RIVERA		Primary
Gustavo Rivera	Democratic/Working Families	Primary
Michael Gianaris		Cosponsor
Robert Jackson	Democratic/Working Families	Cosponsor
Rachel May	Democratic/Working Families	Cosponsor
Zellnor Myrie	Democratic	Cosponsor
Kevin S. Parker	Democratic/Working Families	Cosponsor
Jessica Ramos	Democratic/Working Families	Cosponsor
Luis R. Sepúlveda	Democratic	Cosponsor
José M. Serrano		Cosponsor

Official Source

<https://www.nysenate.gov/legislation/bills/2025/S1573>

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