

A01417 • 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...

Introduced

Risk: Medium

Sector-Specific

Last Action (Jun 10, 2025): substituted by s7882

Summary

This bill prohibits agreements among rental property owners to not compete, including through software or data analytics.

Business Impact

If you operate in residential rental properties, you must ensure compliance with competition laws by January 1, 2025, or face penalties.

Key Provisions

- Prohibits agreements to not compete among residential rental property owners.
- Outlaws the use of software that facilitates non-competitive agreements.

Compliance Checklist

- Ensure no agreements to not compete are made with other property owners. | Who: Residential rental property owners and managers. | Penalty: Legal penalties for non-compliance.
- Review and potentially modify any software or algorithms used for pricing. | Who: Property managers and owners utilizing such technology. | Penalty: Legal penalties for non-compliance.

Industries Affected

Property Management

Housing

Technology

Real Estate

Topics

Algorithmic Pricing

Bill Sponsors

Name	Party	Role
JENNE		Primary
SKARTADOS		Cosponsor
PALMESANO		Cosponsor
FITZPATRICK		Cosponsor
SANTABARBARA		Primary
PRETLOW		Primary
Linda Rosenthal	Democratic	Primary
Chris Burdick	Democratic/Independence/ Working Families	Cosponsor
Micah Lasher	Democratic	Cosponsor
Steven Otis		Cosponsor
Jeffrey Dinowitz	Democratic	Cosponsor

Related Bills

- S07882 (NY)

Official Source

<https://www.nysenate.gov/legislation/bills/2025/A1417>

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