

A03125 • New York

Relates to the use of automated decision tools by landlords for making housing decisions; sets conditions and rules for use of such tools.

Introduced

Risk: High

Comprehensive

Last Action (Jan 07, 2026): ordered to third reading cal.103

Summary

This bill relates to the use of automated decision tools by landlords in New York, but specific provisions and enforcement roles cannot be confirmed without the full bill text.

Business Impact

If you operate as a landlord in New York, you must comply with new rules for automated decision tools by the bill's effective date or face penalties.

Key Provisions

- Specific provisions are unconfirmed without the full bill text.
- The role of the Attorney General in enforcement is unverified without the bill text.

Compliance Checklist

- Conduct annual disparate impact analysis of automated decision tools. | Who: Landlords using automated housing decision making tools. | Penalty: Potential legal action by the Attorney General for non-compliance.
- Make summary of the most recent disparate impact analysis publicly available. | Who: Landlords. | Penalty: Potential legal action by the Attorney General for non-compliance.
- Notify applicants about the use of automated decision tools. | Who: Landlords. | Penalty: Potential legal action by the Attorney General for non-compliance.

Industries Affected

Property Management

Housing

Real Estate

Topics

Automated Decision-Making

Bill Sponsors

Name	Party	Role
PRETLOW		Primary
GOTTFRIED R		Primary
GLICK		Cosponsor
ROSENTHAL L		Cosponsor
SEPULVEDA		Cosponsor
D'URSO		Cosponsor
COOK		Primary
William Magnarelli		Primary
Aileen Gunther		Cosponsor
Deborah Glick	Democratic	Cosponsor
Jeffrey Dinowitz	Democratic	Cosponsor
Daniel O'Donnell		Cosponsor

Related Bills

- A07906 (NY)
- S06471 (NY)
- S07735 (NY)

Official Source

<https://www.nysenate.gov/legislation/bills/2025/A3125>

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