

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 proposes conditions for landlords in New York using automated decision tools, pending full text verification.

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

- The bill proposes conditions for landlords' use of automated decision-making tools, pending verification.
- Specific requirements are to be confirmed with the bill text.
- Enforcement roles and oversight mechanisms are subject to verification with the actual 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

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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