

S07735 • 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

Effective: Aug 01, 2025 | Last Action (Apr 02, 2024): PRINT NUMBER 7735A

Summary

This bill regulates landlords' use of automated decision tools for housing decisions, requiring transparency and impact analysis. The attorney general may investigate violations.

Business Impact

If you use automated decision tools for tenant screening in New York, you must conduct annual impact analyses and notify applicants or face legal action.

Key Provisions

- Landlords must conduct annual disparate impact analyses for automated decision tools.
- Results of the analyses must be publicly available on the landlord's website.
- Applicants must be notified about the use of automated decision tools and their criteria.
- Landlords must disclose data sources and retention policies related to automated tools.
- Applicants must be informed of reasons for denial if an automated tool is used.
- Landlords must allow applicants to request alternative selection processes.

Compliance Checklist

- Conduct annual disparate impact analysis | Who: Landlords using automated decision tools | Penalty: Potential legal action by the attorney general
- Make analysis results publicly available | Who: Landlords | Penalty: Potential legal action by the attorney general
- Notify applicants about automated decision tools | Who: Landlords | Penalty: Potential legal action by the attorney general

Industries Affected

Topics

Automated Decision-Making

Bill Sponsors

Name	Party	Role
Cordell Cleare	D	Sponsor

Related Bills

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- A07906 (NY)
 - S06471 (NY)
 - A03125 (NY)

Official Source

https://assembly.state.ny.us/leg/?default_fld=&bn;=S07735&term;=2025&Summary;=Y&Actions;=Y&Text;=Y&Committee;%26nbspVotes=Y&Floor;%26nbspVotes=Y#S07735

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