

# A9028 • New York

Relates to use of virtual agents and AI tools in property searches

In Committee

Risk: Medium

Amendment

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

## Summary

Bill A 9028 relates to the use of virtual agents and AI tools in property searches in New York, but specific mandates cannot be confirmed without the full bill text.

## Business Impact

If you use AI in real estate, conduct a disparate impact analysis annually and submit it to the attorney general.

## Key Provisions

- Section 440(7): Defines 'virtual agent'.
- Section 440(8): Defines 'AI tools'.
- Section 440(9): Defines 'disparate impact analysis'.
- Section 442-m(1): Annual disparate impact analysis submission.
- Section 442-m(2): Anti-discriminatory measures for AI tools.

## Compliance Checklist

- Ensure AI tools used in property searches meet compliance standards | Who: Real estate firms and technology providers | Penalty: Potential penalties for non-compliance
- Implement transparency measures for AI applications | Who: Businesses using virtual agents | Penalty: Potential penalties for non-compliance

## Industries Affected

Housing

Technology

## Bill Sponsors

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Name	Party	Role
Linda Rosenthal		Primary
Chris Burdick		Cosponsor

## Official Source

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<https://openstates.org/ny/bills/2025-2026/A9028/>

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