

# STATE OF NEW YORK

7735--A

2023-2024 Regular Sessions

## IN SENATE

November 3, 2023

Introduced by Sen. CLEARE -- read twice and ordered printed, and when printed to be committed to the Committee on Rules -- recommitted to the Committee on Investigations and Government Operations in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property law, in relation to the use of automated decision tools to make housing decisions

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. The real property law is amended by adding a new section  
2 227-g to read as follows:

3 § 227-g. Use of automated decision tools. 1. For the purposes of this  
4 section, the following terms shall have the following meanings:

5 (a) "Automated decision tool" means any computational process, derived  
6 from machine learning, statistical modeling, data analytics, or artificial  
7 intelligence, that issues simplified output, including a score,  
8 classification, or recommendation, that is used to substantially assist  
9 or replace discretionary decision making for making housing decisions  
10 that impact natural persons. "Automated decision tool" does not include  
11 a tool that does not automate, support, substantially assist, or replace  
12 discretionary decision-making processes and that does not materially  
13 impact natural persons, including, but not limited to, a junk email  
14 filter, firewall, antivirus software, calculator, spreadsheet, database,  
15 data set, or other compilation of data.

16 (b) "Disparate impact analysis" means an impartial evaluation  
17 conducted by an independent auditor. Such disparate impact analysis  
18 shall include, but not be limited to, testing of the extent to which use  
19 of an automated decision tool is likely to result in an adverse impact  
20 to the detriment of any group on the basis of sex, race, ethnicity, or  
21 other protected class under this article. A disparate impact analysis

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

LBD11808-03-4

1 shall differentiate between applicants who were selected and applicants  
2 who were not selected by the tool.

3 (c) "Housing decision" means to screen applicants for housing.

4 2. It shall be unlawful for a landlord to implement or use an auto-  
5 mated decision tool that fails to comply with the following provisions:

6 (a) No less than annually, a disparate impact analysis shall be  
7 conducted to assess the actual impact of any automated decision tool  
8 used by any landlord to select applicants for housing within the state.  
9 Such disparate impact analysis shall be provided to the landlord.

10 (b) A summary of the most recent disparate impact analysis of such  
11 tool as well as the distribution date of the tool to which the analysis  
12 applies shall be made publicly available on the website of the landlord  
13 prior to the implementation or use of such tool. Such summary shall  
14 also be made accessible through any listing for housing on a digital  
15 platform for which the landlord intends to use an automated decision  
16 tool to screen applicants for housing.

17 3. (a) Any landlord that uses an automated decision tool to screen  
18 applicants for housing shall notify each such applicant of the follow-  
19 ing:

20 (i) That an automated decision tool will be used in connection with  
21 the assessment or evaluation of such applicant;

22 (ii) The characteristics that such automated decision tool will use in  
23 the assessment of such applicant;

24 (iii) Information about the type of data collected for such automated  
25 decision tool, the source of such data, and the landlord's data  
26 retention policy; and

27 (iv) If an application for housing is denied through use of the auto-  
28 mated decision tool, the reason for such denial.

29 (b) The notice required by paragraph (a) of this subdivision shall be  
30 made no less than twenty-four hours before the use of such automated  
31 decision tool and shall allow such applicant to request an alternative  
32 selection process or accommodation.

33 4. The attorney general may initiate an investigation if a preponder-  
34 ance of the evidence, including the summary of the most recent disparate  
35 impact analysis establishes a suspicion of a violation. The attorney  
36 general may also initiate in any court of competent jurisdiction any  
37 action or proceeding that may be appropriate or necessary for correction  
38 of any violation issued pursuant to this section, including mandating  
39 compliance with the provisions of this section or such other relief as  
40 may be appropriate.

41 § 2. This act shall take effect immediately.