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HOUSE BILL 215

57TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2025

INTRODUCED BY

Andrea Romero and Angelica Rubio

AN ACT

RELATING TO PROPERTY; ENACTING A NEW SECTION OF THE UNIFORM
OWNER-RESIDENT RELATIONS ACT; PROHIBITING THE USE OF ARTIFICIAL
INTELLIGENCE TO MANIPULATE RENT PRICING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

SECTION 1. A new section of the Uniform Owner-Resident
Relations Act is enacted to read:

"[NEW MATERIAL] ARTIFICIAL INTELLIGENCE MANIPULATION OF
RENT PRICING.--

A. As used in this section:

(1) "consciously parallel pricing
coordination" means a tacit agreement between two or more
owners of separate properties to raise, lower, change, maintain
or manipulate pricing of rent for the separate properties;

(2) "coordinating function" means:

underscoring material = new
[bracketed material] = delete

1 (a) collecting historical or
2 contemporaneous prices, supply levels or lease or rental
3 contract termination and renewal dates of dwelling units from
4 two or more rental property owners;

5 (b) analyzing or processing of the
6 information described in Subparagraph (a) of this paragraph
7 through use of a system, software or process that uses
8 computation, including by using the information to train an
9 algorithm; and

10 (c) recommending rent prices, lease
11 renewal terms or occupancy levels to an owner; and

12 (3) "coordinator" means a person who operates
13 a software or data analytics service that performs a
14 coordinating function for an owner, including a rental property
15 owner performing a coordinating function for the rental
16 property owner's own benefit.

17 B. It is unlawful for:

18 (1) an owner or an agent of an owner to
19 subscribe to, contract with or otherwise exchange a form of
20 consideration in return for the use of services of a
21 coordinator;

22 (2) a coordinator to facilitate an agreement
23 among owners of separate properties that restricts competition
24 with respect to residential dwelling units, including by
25 performing a coordinating function; or

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(3) two or more rental property owners to engage in consciously parallel pricing coordination.

C. A person who is injured by unlawful actions provided pursuant to this section may sue in a court having jurisdiction in the county in the state where the defendant resides or is found or an agent resides or is found or where service may be obtained."