

Landscape of AI Legislation: Opportunities for Housing

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Key takeaway: The number of artificial intelligence (AI)-related measures introduced in the legislatures of U.S. states and territories continues to grow. Measures regulating government use, elections, education and training, and effects on labor were the most popular topics of AI legislation in 2024, signaling a recognition and desire among states to define and create boundaries around AI. As of this writing, over 80 additional AI bills have been introduced in the first quarter of 2025 alone. Advocates should capitalize on the opportunity to define and guide this conversation as it relates to AI and housing.

Disclosure: The landscape of AI legislation is evolving rapidly, with new bills emerging at a pace that makes comprehensive tracking difficult. This analysis provides a snapshot of AI-related legislation at a specific point in time, offering insight into current trends while recognizing that the policy landscape continues to shift. This information is compiled from a combination of state government websites and AI legislation tracking databases of several organizations including the National Conference of State Legislators (NCSL), Steptoe, Bryan Cave Leighton Paisner (BCLP), and the International Association of Privacy Professionals (IAPP). It is up-to-date as of March 2025. Only bills with AI as the primary subject are included. Legislation that references AI without making it the central focus—such as general data privacy laws—are excluded.

AI and housing: Over 80 AI bills have been introduced across state legislatures in the first quarter of 2025 alone. Three recently introduced bills—[HB 215](#) in New Mexico, and [A 03125](#) and [A 03930](#) in New York—legislate the use of AI as it relates to rental prices and housing specifically. In general, the dominant themes of the state-level AI legislation introduced in 2025 thus far focus on AI regulation and consumer protections.

In the 2024 session, 480 pieces of legislation related to AI were introduced by U.S. states and territories. Out of these 480 measures, 10 addressed the intersecting issues of AI and housing. None of the AI- and housing-related measures have passed; two bills failed, and the remaining eight bills are pending. Though housing-related AI measures constitute a small portion of total AI related bills, 10 bills in 2024 is a notable increase compared to the 2 housing-related AI measures (in [NY](#) and [CA](#)) introduced in 2023.

While the eight pending bills haven't seen any updates since being introduced, most of them are in committee review. All but two of the pending bills concern the use of algorithmic tools to set rental prices. Though the majority of the pending legislation focuses on price fixing and collusion, in the state of New York, pending bills [S 7735](#) and [S 7906](#) instead set guidelines for landlords' use of automated tools in housing decisions. Two other measures, in Colorado and

New Hampshire, failed in the 2024 session. Colorado bill [H 1057](#) would have prohibited use of algorithmic devices for rent setting, while New Hampshire bill [H 1368](#) would have prohibited evictions resulting from price fixing algorithms used by landlords.

General AI legislation: A bill is adopted when it is approved by a house of Congress. A bill is enacted when it becomes law. Out of the 480 pieces of AI legislation introduced by U.S. states and territories in the 2024 session, 70 measures were adopted; 64 were enacted; 135 were adjourned; 35 failed; and 220 were pending. There has been a 255 percent increase in general AI legislation, from 135 measures in 2023 to 480 measures in 2024. Most of the AI legislation introduced in 2024 concerned the use of artificial intelligence by government agencies and law enforcement, categorized as “government use,” signaling a recognition and desire among states to define and create boundaries around how AI appears in public life. While 98 measures (20 percent) regulated the use of AI by the government, legislation concerning education or training programs to develop skills or knowledge in artificial intelligence was the second most common category, amounting to 54 measures (12 percent). Of the 170 measures that did not pass, 135 (79 percent) were adjourned rather than killed. This attitude among states signals an important policy opportunity for housing advocates to define and guide the conversation around AI legislation, especially as it relates to housing.

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