
SENATE BILL 5469

State of Washington

69th Legislature

2025 Regular Session

By Senators Salomon, Bateman, Trudeau, Frame, Hasegawa, Lovelett, Nobles, Pedersen, Saldaña, Shewmake, Valdez, and C. Wilson

Read first time 01/23/25. Referred to Committee on Housing.

1 AN ACT Relating to prohibiting algorithmic rent fixing and
2 noncompete agreements in the rental housing market; and adding a new
3 chapter to Title 19 RCW.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The definitions in this section apply
6 throughout this chapter unless the context clearly requires
7 otherwise.

8 (1) "Coordinating" or "coordinate" means the act of a service
9 provider that:

10 (a) Collects historical, anticipated, or contemporary prices,
11 price changes, supply levels, occupancy rates, or lease or rental
12 contract termination and renewal dates of residential dwelling units
13 from two or more landlords, from private databases, or from public
14 databases; and

15 (b) Analyzes or processes the information described in (a) of
16 this subsection through the use of a system, software, algorithm, or
17 other automated process to provide recommendations regarding rental
18 prices, lease renewal terms, or occupancy levels to more than one
19 landlord.

20 (2) "Dwelling unit" has the same meaning as in RCW 64.37.010 or
21 59.18.030.

1 (3) "Landlord" has the same meaning as in RCW 59.18.030, or the
2 terms "operator" or "owner" in RCW 64.37.010.

3 (4) "Person" means any natural person, corporation, partnership,
4 limited liability company, firm, or association.

5 (5) "Service provider" means any person that performs a
6 coordinating function.

7 NEW SECTION. **Sec. 2.** (1) It is a violation of this chapter for
8 any landlord, in or affecting commerce, or any agent or
9 subcontractor, to subscribe to, contract with, seek to obtain, or
10 otherwise exchange anything of value in return for the services of a
11 service provider.

12 (2) It is a violation of this chapter for any service provider,
13 in or affecting commerce, to coordinate two or more landlords.

14 NEW SECTION. **Sec. 3.** (1) The legislature finds that the
15 practices covered by this chapter are matters vitally affecting the
16 public interest for the purpose of applying the consumer protection
17 act, chapter 19.86 RCW. A violation of this chapter is not reasonable
18 in relation to the development and preservation of business and is an
19 unfair or deceptive act in trade or commerce and an unfair method of
20 competition and a contract in restraint of trade for the purpose of
21 applying the consumer protection act, chapter 19.86 RCW.

22 (2) Only the attorney general may bring an action, in the name of
23 the state, or as parens patriae on behalf of persons residing in the
24 state, to enforce this chapter.

25 NEW SECTION. **Sec. 4.** Sections 1 through 3 of this act
26 constitute a new chapter in Title 19 RCW.

--- END ---