



[HB24-1057 Prohibit Algorithmic Devices Used for Rent Setting](#) | Steven Woodrow (D)

**Summary:** This bill prohibits the use of an algorithmic device by a landlord to determine the amount of rent to charge a residential tenant, establishing that the use of such a device is an unfair or deceptive trade practice under the "Colorado Consumer Protection Act". This does not include a product or calculation that has been designed internally and used exclusively by a landlord or their affiliates.

**Committee Hearing:** Wednesday, January 31, 2024 @ 1:30PM

**Location:** Transportation, Housing & Local Government. Room LSB-A

**Chair:** Meg Froelich

**Position:** Oppose

**Testimony:**

- Thank you, Madam Chair.
- Drea Modugno, Senior Manager of Government Affairs for the Denver Metro Chamber of Commerce, comprised of more than 1,000 members in Colorado. The Denver Chamber has a diverse membership, with over 80% of Chamber members being small businesses.
- Today, we are representing our membership's concerns on HB-1057.
- We adamantly support protecting Colorado renters from collusion and unfair business practices and recognize and appreciate the sponsor's intent of the bill; however, if there is an issue of collusion affecting pricing, we believe these instances should be handled through our court system.
- Housing is one of the Denver Chamber's top priorities and we agree that the high price of rentals is hurting our local economy.
- However, the algorithmic devices referenced in this bill are common accounting programs used to collate data to effectively list units within the market price.
- These devices adjust rates to ensure units are filled and at the end of the day, that is our common goal – getting people housed.
- We want to make sure that the solutions presented do not cause unintended consequences down the road. Banning algorithms for rent setting places additional barriers on landlords to quickly list housing at the market rate which impacts the availability of inventory and could lead to occupancy issues later on.
- The Denver Metro Chamber of Commerce opposes HB-1057 and encourages the members of this panel to vote no.
- Thank you for the opportunity to share our position and concerns today.