
HOUSE RESOLUTION

URGING THE ATTORNEY GENERAL TO INVESTIGATE THE EXTENT TO WHICH
ALGORITHMIC PRICE-SETTING AND PRICE-FIXING PRACTICES ARE
BEING USED IN THE STATE'S RENTAL HOUSING MARKET.

1 WHEREAS, Hawaii is experiencing an affordable housing
2 crisis, with the highest median rent in the nation, placing a
3 significant financial burden on residents; and
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5 WHEREAS, data shows that more than half of renters in
6 Hawaii are housing cost-burdened, meaning they spend more than
7 thirty percent of their income on rent; and
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9 WHEREAS, recent national reports suggest that landlords of
10 residential rental housing may be using property management
11 software to collude and artificially inflate rental prices,
12 potentially contributing to the rising cost of housing in the
13 State; and
14

15 WHEREAS, these property management software systems collect
16 real-time pricing and lease information from landlords and use
17 algorithms to recommend or set rental prices, which may reduce
18 competition and lead to higher rents; and
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20 WHEREAS, a leading property management software company in
21 the United States has publicly stated that its software enables
22 landlords to "outperform the market" by two to five percent,
23 with a company executive suggesting that the software could be
24 responsible for rent increases of up to 14.5 percent; and
25

26 WHEREAS, the use of algorithmic price-setting and potential
27 price-fixing practices in the rental housing market may be
28 exacerbating Hawaii's affordable housing crisis, warranting
29 further investigation to determine the extent of these practices
30 and their impact on rental prices; and
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1 WHEREAS, it is in the public interest to ensure that
2 Hawaii's rental housing market remains competitive and free from
3 anti-competitive practices that harm consumers; now, therefore,
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5 BE IT RESOLVED by the House of Representatives of the
6 Thirty-third Legislature of the State of Hawaii, Regular Session
7 of 2025, that the Attorney General is urged to investigate the
8 extent to which algorithmic price-setting and price-fixing
9 practices are being used in the State's rental housing market,
10 including but not limited to the:

- 11
- 12 (1) Use of property management software to collect and
13 analyze rental pricing data;
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 - 15 (2) Role of algorithms in recommending or setting rental
16 prices;
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 - 18 (3) Potential for collusion or anti-competitive behavior
19 among rental property owners; and
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 - 21 (4) Impact of these practices on rental prices and housing
22 affordability in Hawaii; and
23

24 BE IT FURTHER RESOLVED that the Attorney General is urged
25 to submit a report of its findings and recommendations,
26 including:
27

- 28 (1) An analysis of whether algorithmic price-setting and
29 price-fixing practices are contributing to the
30 increase in rental prices in the State;
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- 32 (2) Recommendations for legislative or regulatory actions
33 to address any anti-competitive practices identified;
34 and
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- 36 (3) Any other relevant information that may assist the
37 Legislature in addressing the affordable housing
38 crisis,
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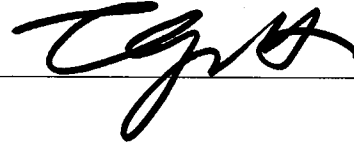
40 to the Legislature no later than twenty days prior to the
41 convening of the Regular Session of 2026; and
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H.R. NO. 171

1 BE IT FURTHER RESOLVED that a certified copy of this
2 Resolution be transmitted to the Attorney General.
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OFFERED BY:



MAR 07 2025

