

May 14, 2025

Chairman Brett Guthrie
House Energy & Commerce Committee
2125 Rayburn House Office Building
Washington, DC 20515

Ranking Member Frank Pallone
House Energy & Commerce Committee
2322A Rayburn House Office Building
Washington, DC 20515

On behalf of the members of the National Multifamily Housing Council (NMHC), the National Apartment Association (NAA), and the Real Estate Technology and Transformation Center (RETTTC), we write to express strong support for the Committee's efforts to advance innovation through policies that promote the responsible development of Artificial Intelligence (AI) and related emerging technologies.

We are particularly supportive of provisions in the Energy and Commerce Committee's Budget Reconciliation package that would prevent the enactment of duplicative or burdensome AI regulations at the state and local levels. As our organizations have consistently said in the past, a fragmented regulatory approach in data management, security and technology risks stifling innovation and increasing compliance costs. This ultimately undermines the benefits these systems and technologies offer to renters and housing providers alike.

AI is already transforming the rental housing sector — enhancing operations, improving affordability, and delivering better outcomes for millions of renters. From predictive maintenance and home automation to streamlined leasing and resident services, AI-powered tools are modernizing long-standing practices and increasing efficiency and resilience at the property level. However, this progress is threatened by a growing patchwork of local laws and regulations that often lack a nuanced understanding of the technology or its consumer benefits.

As the Committee considers future AI policy, we urge you to support a balanced framework that safeguards innovation while promoting key principles—such as data integrity, bias mitigation, and support for legitimate business use of technology. The existing legal landscape already offers strong protections, and any new regulations should build on that foundation without undermining technological progress.

We appreciate the Committee's leadership in fostering innovation and ensuring a coherent, forward-looking approach to AI policy. NMHC, NAA, and RETTTC stand ready to work with Congress to support responsible innovation that improves efficiency, resilience, and affordability in rental housing.

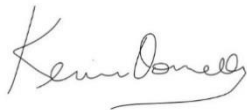
Sincerely,



Sharon Wilson G no
President
National Multifamily Housing Council



Bob Pinnegar
President and Chief Executive Officer
National Apartment Association



Kevin Donnelly
Executive Director and Chief Advocacy Officer
Real Estate Technology & Transformation Center