

1 **Joint Resolution Regarding Price Fixing In Rental Housing**

2025 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Nate Blouin**

House Sponsor:

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3 **LONG TITLE**

4 **General Description:**

5 This joint resolution calls on the Utah Attorney General to join the antitrust lawsuit against  
6 RealPage and landlords engaged in alleged price fixing actions.

7 **Highlighted Provisions:**

8 This resolution:

- 9 ▶ highlights the U.S. Department of Justice case filed against RealPage and other landlords;
- 10 ▶ outlines how the alleged collusion impacts Utah;
- 11 ▶ lists the states already participating in the action;
- 12 ▶ calls for a study; and
- 13 ▶ urges the Utah Attorney General to join the antitrust lawsuit.

14 **Money Appropriated in this Bill:**

15 None

16 **Other Special Clauses:**

17 None

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19 *Be it resolved by the Legislature of the state of Utah:*

20 WHEREAS, the U.S. Department of Justice has filed an antitrust action against RealPage  
21 and six major landlords alleging collusion in setting rental prices using shared data and  
22 algorithmic pricing;

23 WHEREAS, in Salt Lake County alone, these landlords manage over 20% of the  
24 multifamily rental units;

25 WHEREAS, the lawsuit alleges that by manipulating rental prices through shared  
26 information and algorithmic collusion, these landlords undermine fair market competition,  
27 drive rents higher than they should be, and ultimately make housing less affordable for Utah  
28 households;

29 WHEREAS, the Attorneys General of North Carolina, California, Colorado, Connecticut,  
30 Minnesota, Oregon, Tennessee, Washington, Illinois, and Massachusetts have already joined

31 this action;

32 WHEREAS, the action against RealPage seeks to end these unlawful practices, promote  
33 transparency, and restore competition in the rental housing market; and

34 WHEREAS, participating in this case and studying the impacts on Utah's renters and the  
35 rental housing market of this price fixing would send a message that the Legislature is  
36 committed to protecting renters from abuse by powerful landlords:

37 NOW, THEREFORE, BE IT RESOLVED that the Legislature of the state of Utah urges  
38 the Utah Attorney General to join the antitrust lawsuit against RealPage and landlords engaged  
39 in these alleged price fixing actions.

40 BE IT FURTHER RESOLVED that the Legislature shall study this issue and related  
41 matters in the appropriate 2025 interim committee.

42 BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Utah Attorney  
43 General.