



## Jay Harris

May 30th, 2024

### Professional Experience



Heading the firm's Residential Property Management practice, Jay Harris is a highly experienced rental housing and data privacy attorney who counsels on commercial agreements, multistate regulatory compliance, government affairs advocacy, and commercial litigation matters.

He advises multifamily and single-family rental housing operators, property technology vendors, and trade groups on legal matters across the renter life cycle:

- Marketing and Leasing
- Data Privacy, Safeguards, and Artificial Intelligence
- Resident Screening and Consumer Reporting
- Utilities, Billing, and Payments
- Tenant Risk Protection (Security Deposits, Renters' Insurance)
- Consumer Communications and Debt Collections
- Investment Due Diligence

Clients rely on Jay for his business-aware legal counsel, which enables clients to stay ahead of complex regulatory issues. He was General Counsel for several national rental housing vendors, where he directed litigation defense and enterprise compliance programs. As a business leader, he ran a national public records provider with full profit/loss responsibility. Earlier, he was expert regulatory counsel and led government affairs advocacy on property management issues for the apartment industry's leading trade groups, where he advised senior management of the industry's leading operators, vendors, lenders, and developers.

Jay recently completed a decade of service as a Board Member of True Ground Housing Partners, a non-profit affordable housing developer. He speaks frequently at industry events and runs the [Residential Property Management webinar series](#). He is admitted to practice in Virginia and Washington, DC. He received his law degree from George Mason University School of Law and graduated from The Johns Hopkins University.

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### Practice Areas

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**Credit Reporting, Privacy and Data Security****Debt Collection Practices****Residential Property Management**

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**Representative Matters**

- Developed national compliance programs for national industry rental housing vendors
- Drafted and negotiated complex commercial DaaS and SaaS agreements, website terms, privacy policies, and operating policies and procedures for national rental industry vendors
- Testified, drafted amendments, and advocated to state legislatures to preserve access to public records for consumer reporting
- Reviewed consumer reporting, debt collections, and payments product designs for federal and state law compliance
- Wrote comment letters on proposed data privacy and consumer reporting rules for national industry trade groups

**Speaking Engagements**

- [Residential Property Management Webinar Series](#), Ongoing
- “The Nuts and Bolts of Fee Transparency Workshop,” OpTech, November, 2025
- “Trends in Resident Screening,” National Consumer Reporting Association ELEVATE, November 2025
- “DC & Beyond: Navigating the Federal, State & Local Tech Policy Landscape,” Real Estate Technology & Transformation Center, Executive Summit, April 2025
- “Tenant Screening in Trump 2.0,” Professional Background Screening Association, March 2025
- “Key Litigation and Compliance Issues in Resident Screening,” National Consumer Reporting Association, November 2024
- “AI and Automation in Multifamily Marketing: Navigating the Regulatory Changes,” OpTech, October 2024
- “Key Current Marketing Compliance Issues,” Apartment Internet Marketing Conference, May 2024
- “Tenant Screening 301: Unifying Federal/State/Local Rules into One Process,” Professional Background Screening Association, April 2023
- “Renter Bill of Rights Blueprint and Property Operations,” ResMan PropTalk, March 2023
- “Public & Private Background Verification: Enhancing Collaboration to Meet Shared Challenges,” SEARCH Winter Meeting, January 2023
- “Consumer Protection Laws Impacting Apartment Operators,” National Multifamily Housing Council OpTech Conference, November 2022
- “Renter History Reporting: Considerations for Property Managers,” National Multifamily

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Housing Council OpTech Conference, November 2022

- “Best Practices In Rental Debt Collections,” Recurring Quarterly Series, Fair Collections & Outsourcing, 2019-2022
- “Rental Debt Collections: Key Property Management Issues During COVID,” National Apartment Association Apartmentalize, September 2021

### **Publications**

- [“Colorado Special Session Update: AI Law Delayed to June 2026, What the Rental Housing and Financial Services Industries Can Do Next,”](#) Hudson Cook Insights, September 2025
- [“Massachusetts Fee Transparency Rules Take Effect: What Rental Housing Providers Need to Know,”](#) Hudson Cook Insights, September 2025
- [“Massachusetts Data Breach Settlement: A Wake-Up Call for Rental Housing Operators,”](#) Hudson Cook Insights, August 2025
- [“New Residential Property Management Laws: Leasing Compliance Shifts for Summer 2025,”](#) Hudson Cook Insights, July 2025
- [“FTC’s Final Rule on Consumer Reviews and Testimonials,”](#) National Apartment Association, October 2024
- “Renter Payment Reporting: Considerations for Rental Housing Operators,” National Multifamily Housing Council, October 2022
- “Multifamily Debt Collections: Best Practices for Owners and Managers,” National Apartment Association, August 2019, contributor

### **Recognition and Accomplishments**

- Co-Chair, Debt Collections Work Group, Multifamily Information Technology Standards
- Co-Chair, Government Affairs Committee, Professional Background Screening Association