



Jay Harris

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PRACTICE AREAS



Credit Reporting, Privacy and
Data Security



Debt Collection Practices



Residential Property
Management

Professional Experience

Jay is a partner in the firm's Washington, DC office, where he is a member of the Credit Reporting, Privacy, and Data Security Practice Group. His practice focuses on consumer protection matters that impact rental housing operators and consumer reporting providers. Jay counsels property management firms, consumer reporting agencies, service providers, and trade associations in complying with consumer financial laws and prohibitions, including the Fair Credit Reporting Act, Fair Housing Act, Fair Debt Collections Practices Act, and consumer data access, privacy, and safeguards laws. He is an experienced attorney, government affairs professional, and business leader in the rental housing and consumer reporting industries.

Prior to joining Hudson Cook, Jay ran his own law practice from 2016 to 2023, advising property management vendors, rental housing providers, tenant screening providers, and trade associations on consumer financial services and landlord-tenant law compliance.

He has been General Counsel for a leading debt collections agency, where he led the adoption of the firm's first enterprise compliance program, and General Counsel for the tenant screening subsidiaries of two publicly

traded firms, where he directed litigation defense and enterprise compliance programs. As a business leader, he also ran a leading wholesale public records provider with full profit/loss responsibility.

Earlier, Jay was Vice President and Regulatory Counsel for the National Multi Housing Council and National Apartment Association Joint Legislative Program, where he advised and advocated for the apartment industry on consumer reporting and tenant screening under the Fair Credit Reporting Act, Fair Housing Act, Americans with Disabilities Act, Gramm-Leach-Bliley Act data privacy and safeguards, electronic marketing, debt collections, consumer bankruptcy, and music licensing.

Jay is admitted to practice in Virginia. He received his law degree in 1994 from George Mason University School of Law and graduated from The Johns Hopkins University.

Professional Activities

Co-Chair, Debt Collections Standard, Real Estate Technology Alliance, 2021-22

Government Affairs Chair, Professional Background Screeners' Association, 2014-2016

Board Member, Arlington Partnership for Affordable Housing, 2014-2023

Speaking Engagements

- "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 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
- "Tenant Screening Update," Professional Background Screening Association, September 2020

- "Resident Screening Best Practices," National Multifamily Housing Council OpTech Conference, November 2016

Publications

- "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

International Association of Privacy Professionals, Certified Information Practices Professional- US (CIPP-US) Credential

Education

George Mason University School of Law, J.D., May 1994

The Johns Hopkins University, B.A., January 1988

Admissions

Virginia, 1994

District of Columbia, 2023