



On July 19, 2023, the White House [announced](#) a “crackdown” on what it terms “junk fees” in rental housing. The announcement contains the following three components:

- Zillow, Apartments.com, and Affordablehousing.com have committed to display total costs up front. Zillow is launching a Cost of Renting Summary on its active apartment listings; Apartments.com will launch a new calculator on its platform that will help renters determine the all-in price of a desired unit; and AffordableHousing.com will require owners to disclose all refundable and non-refundable fees and charges upfront in their listings. In addition, affordablehousing.com will launch a new “Trusted Owner” badge that denotes owners “who have a history of adhering to best practices, including commitment to reasonable fee limits, no junk fees, and full fee disclosure.”
- The release of a new [research brief](#) from HUD that provides an overview of issues and strategies surrounding fees in rental housing. The White House is touting this brief as “a blueprint for how everyone from local government to landlords can do better for renters.”
- Highlighting and applauding policies that have been enacted at the state level, including the following:

Colorado. Enacted House Bill 1099, which allows prospective renters to reuse a rental application for up to 30 days without paying additional fees; and House Bill 1095, which limits fees to tenants when landlords fail to provide a nonrenewal notice that disguise fees as “rent,” and limits the amount a landlord can mark up a tenant for third-party services.

Rhode Island. Enacted House Bill 6087 to limit rental application fees beyond the actual cost of obtaining a background check or credit report, if the prospective tenant does not provide their own report.

Minnesota. Enacted Senate File 2909, which includes a requirement for landlords to clearly display the total monthly payment and all nonoptional fees on the first page of the lease agreement and in all advertisements.

Connecticut. Enacted Senate Bill 998 to prohibit a landlord from requiring a fee for processing, reviewing, or accepting a rental application, and set a cap of \$50 on the amount that can be charged for tenant screening reports. The law also prohibits move-in and move-out fees, and certain fee-related lease provisions, including certain late fees related to utility payments.



Maine. Enacted Legislative Document 691 to prohibit a landlord from charging a fee to submit a rental application that exceeds the actual cost of a background check, a credit check, or another screening process. The law also prohibits a landlord from charging more than one screening fee in any 12-month period.

Montana. Senate passed Senate Bill 320 to require landlords to refund application fees to unsuccessful rental applicants except any portion of the fee used to cover costs related to reviewing the application, including conducting a background check. Landlords may only charge candidates for the actual cost of obtaining a background check or credit report.

California. Senate passed Senate Bill 611 to require the mandatory disclosure of monthly rent rates, including disclosure of a range of payments, fees, deposits, or charges, and to prohibit certain fees from being charged.

The White House also highlighted the recent [FTC/CFPB request for information](#) about tenant screening processes ([NARPM® submitted comments](#)) and the upcoming Senate Banking Committee hearing on junk fees, which is taking place on July 26. The announcement contains no new proposed regulations, but it does state that “In the coming months, the Biden-Harris Administration will work with Congress, state leaders, and the private sector to address rental junk fees and build a fairer rental housing market.”

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