

Fees in Residential Rental Agreements

June 16, 2026

Virginia Transparency Regulations

First-Page Lease Transparency

HB 2430 (VA § 55.1-1204.1)

*HB 374 (VA § 55.1-1302)

Requires landlords to place an explicitly itemized list of all charges, security deposits, and one-time fees directly on the first page of the written lease agreement.

Convenience & Processing Fees

HB 2218 (VA. § 55.1-1204)

*HB 1005/SB 313 (§§ 55.1-1204)

Prohibits landlords from charging payment processing fees unless a no-fee alternative is provided.

Landlords are required to accept checks or money orders and caps processing fees at the actual third-party cost.

2027 Legislative Lookahead

HB379 Rental Application Transparency

Del. Bennett-Parker: Mandates that before a landlord can request or collect any payment or personal information from a prospective tenant, they must first provide written or accessibly posted information detailing the rental application process and associated fees.

HB616 Tenant Ledgers

Del. Anthony: Requires landlords to provide an itemized statement of all rent and utility charges and payments from the past 12 months within 10 business days of a tenant's written request. DHCD will develop a standardized template. Landlords with fewer than four units are exempt unless they receive state or local rental/utility assistance.

HB678 90-Day Notice of Rent Increase

Del. Maldonado: Requires landlords who own more than four units to provide written notice of any rent increase at least 90 days prior to the end of the current lease term, with a minimum of 30 days for the tenant to decide on renewal. Shifted to July 1 via Governor's amendment.

HB1361 & SB294 Eviction Notices & Utility Records

Del. Maldonado, Sen. Aird: Prohibits landlords from filing for eviction without first providing a termination notice that includes a comprehensive 12-month ledger detailing all charges, payments, late fees, attorney fees, and utility debits/credits. Property owners must maintain transparent utility fee records and provide them free of charge.

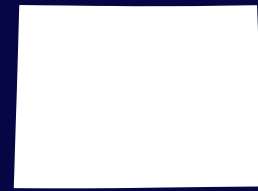
State Comparisons

States Requiring Total Price Transparency in Advertisements



California

SB478, 2024



Colorado

C.R.S. § 6-1-737



Connecticut

SB3, 2025



Illinois

PENDING: HB3564, 2026



Massachusetts

940 CMR 38.00



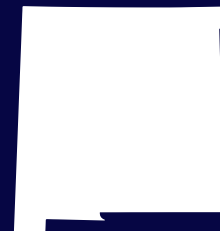
Minnesota

Minn. Stat. § 504B.120



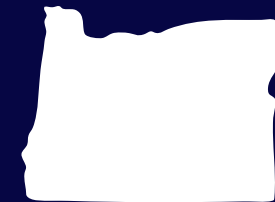
Nevada

AB121, 2025



New Mexico

SB267, 2025



Oregon

HB3521, 2026

Other Disclosure Laws



Virginia

§ 55.1-1204.1. Fee disclosure statement.

A landlord shall provide, beginning on the first page of the written rental agreement, a description of any rent and fees to be charged to the tenant in addition to the periodic rent. Immediately above the list of fees, the written rental agreement shall state: No fee shall be collected unless it is listed below or incorporated into this agreement by way of a separate addendum after execution of this rental agreement.



Rhode Island

RI Gen Laws 34-18-15

Requires all non-rent fees to be clustered in the exact same section of the lease as the rent disclosure, granting tenants the right to legally recover any undisclosed fees later levied against them.



Utah

55-22-4

Requires landlords with more than four units to provide a written good faith estimate of rent and all potential costs before accepting an application fee.



Idaho

55-305

Prohibits landlords from charging higher fees than those listed in the rental agreement, or any fees not included in the initial agreement, unless the agreement is oral or the landlord provides 30-day written notice.

Rental Application Fee Limitations by State

State	Statutory Limit & Mechanism	State	Statutory Limit & Mechanism
California	Variable cap + CPI adjusted (~\$69); TSR option if landlord accepts TSRs	Nevada	Actual cost; prohibits collecting fees from minors
Colorado	Actual cost; TSR mandate	New Hampshire	None; landlords must disclose fees in writing before collecting
Connecticut	Cap at \$50 + CPI	New Jersey	Capped at \$50 (effective May 1, 2026)
Delaware	Cap at \$50 or 10% of monthly rent (whichever is greater)	New Mexico	Fixed \$50 cap
Hawaii	Actual cost	New York	Fixed \$20 cap; TSR mandate (no fee if TSR provided)
Illinois	TSR Mandate PENDING: \$50 cap	Oregon	Actual cost
Maine	Actual cost	Rhode Island	Actual cost; TSR mandate
Maryland	\$25 or actual cost, whichever is less (no fee if TSR accepted)	Vermont	Prohibition
Massachusetts	Prohibition (exception for licensed brokers)	Virginia	Fixed \$50 cap + actual third-party cost (\$32 for public housing)
Minnesota	Actual cost	Washington	Actual cost (no fee if TSR accepted)
Montana	Managers of 4+ units must itemize costs covered by fee	Wisconsin	Fixed \$25 cap (no fee if current credit report submitted, WI resident)

Payment and Portal Fees

Virginia

Va. Code Ann. § 55.1-1204

Landlords are prohibited from charging a tenant any fee for the collection or processing of any payment of rent, security deposit, or any other fees unless the landlord offers an alternative payment method that does not include fees.

no landlord shall require a tenant to pay any fee to submit periodic rent payments or other amounts due in excess of the actual out-of-pocket expenses charged to the landlord by a third party to process a payment by credit card, debit card, or electronic payment.



Nevada

AB121, 2025

Landlords must provide at least one method of paying rent or any other fee that does not require the tenant to pay a fee or provide bank account information. Portal fees must also be separately identified in the lease.



Oregon

SB1523, 2026

This allows tenants to opt out of using a tenant portal. Payment processing fees are only allowed if the landlord provides a free alternative way to make payments.



Rhode Island

RI Gen Laws § 34-18-61

Landlords are prohibited from charging a convenience fee unless they also accept a form of payment that does not require one.

Security Deposits

Virginia

Va. Code Ann. § 55.1-1226

No landlord may demand or receive a security deposit, however denominated, in an amount or value in excess of two months' periodic rent.

The security deposit and any deductions, damages, and charges shall be itemized by the landlord in a written notice given to the tenant, together with any amount due to the tenant, within 45 days after the termination date of the tenancy or the date the tenant vacates the dwelling unit, whichever occurs last.



Security Deposits in Other States

Maximum Amount for Security Deposits	States
1 Month's Rent	AL*, CA*, DE*, HI*, KS*, MD*, MA, NE*, NH*, NY, ND*, RI*, SD*
1.5 Month's Rent	AZ*, MI, NJ*
2 Month's Rent	AK*, AR*, CO*, CT*, GA, IA, ME*, MO, NC*, PA*, VA
3 Month's Rent	Nevada
No Monetary Limit	FL, ID, IL, IN, KY, LA, MN, MS, MT, NM*, OH, OK, OR, SC, TN, TX, UT, VT*, WA, WV, WI, WY

Pet Deposits & Fees

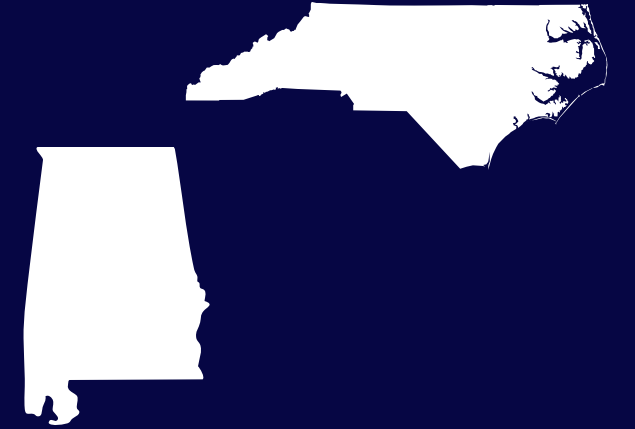
Alaska, Delaware, Hawaii

Landlords are permitted to charge an additional one-month deposit for tenants with pets.



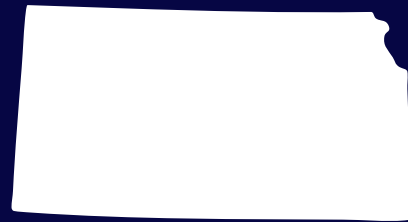
Alabama & North Carolina

Allow additional non-refundable deposits and fees if pets are allowed.



Kansas

Landlords can increase the security deposit from one month to 1.5 months' rent if pets are allowed.



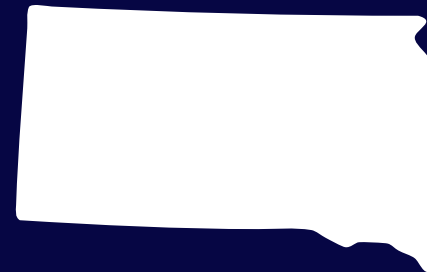
Nebraska

Landlords are permitted to charge an additional deposit equal to 1/4 of a month's rent for tenants with pets.



North Dakota

Landlords can increase the security deposit from one-month to two-months' rent for a pet. A pet deposit may not exceed \$2,500 or 2 months' rent, whichever is greater.



Late fees

State	Late fees
Colorado	7 days, max \$50 or 5% of the amount of past due rent. Landlord may not impose a late fee more than once for each payment unless the total amount of such late fees does not exceed \$50 or 5% of the amount of past due rent. Landlord may not charge interest on a late fee.
Connecticut	9 days, lesser of \$5 per day, up to a max of \$50 or 5% overdue rent
Delaware	5 days, 5%
Iowa	Must be explicitly disclosed, Max \$12/day or \$60/mo (rent <\$700); \$20/day or \$100/mo (rent >\$700).
Minnesota	Whatever number of days was agreed in writing, 8% of the overdue rent
Nevada	3 days, 5% of rent
New Mexico	Agreed on in writing, 5% of rent
New York	5 days, 5% or \$50 whichever is less
Oregon	4 days, 5%
Utah	10% of the rent or \$75
Virginia	5 days, 10% of rent
Wisconsin	Not allowed unless agreed to in the lease.

States Regulating Maintenance Fees

Virginia

HB1005/SB313, 2026



In Virginia, legislation was passed and will go into effect on July 1, 2026 which will explicitly prohibit landlords from requiring a tenant to pay any fee for the maintenance or repair of a dwelling unit unless the repair was directly necessitated by the tenant's lease violation.



Colorado

(HB25-1090), 2025

Strictly prohibits landlords from passing through costs or charging for general maintenance as separate unavoidable line items.



Nevada

NV Rev Stat § 118A.290 (2025)

Landlords cannot require tenants to pay for maintenance or repairs that the landlord has a duty to perform.

Questions?

For more info, visit vhc.virginia.gov.