

## **AB 747 FAQ – Fee Transparency & Rental Advertising (Effective Jan. 1, 2026)**

### **Frequently Asked Questions**

#### **1. What does AB 747 require?**

AB 747 requires **clear, upfront disclosure** of mandatory fees associated with renting a unit.

#### **2. Does AB 747 limit what fees can be charged?**

No. It regulates **disclosure**, not fee amounts.

#### **3. Where must fees be disclosed?**

In rental advertisements, listings, and early lease discussions.

#### **4. What qualifies as a mandatory fee?**

Any fee a tenant must pay to rent or occupy the unit.

#### **5. Are optional services covered?**

Optional services should be clearly labeled as optional to avoid confusion.

#### **6. Does AB 747 apply to utilities?**

If utilities are mandatory and billed separately, disclosure should be clear.

#### **7. Does AB 747 apply to marketing platforms?**

Yes. Online listings must reflect accurate pricing and required fees.

#### **8. Does AB 747 affect lease agreements?**

Lease agreements should align with advertised pricing disclosures.

#### **9. Can fees be disclosed after application submission?**

No. Mandatory fees should be disclosed **before** application or approval.

#### **10. Does AB 747 create penalties for non-compliance?**

It exposes landlords to enforcement under consumer protection standards.

### **Common Mistakes to Avoid**

- Advertising base rent without mandatory fees
- Disclosing fees late in the leasing process
- Inconsistent pricing between ads and leases
- Treating required fees as “optional”