



FREQUENTLY ASKED QUESTIONS

AB 747 – Fee Transparency & Rental Advertising

Effective: January 1, 2026

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”

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