

# Renter Rights Regarding Broker Fees

**As of June 11, 2025, it is illegal for landlords to charge real estate broker fees to renters.**

## **Under NYC's Fairness in Apartment Rental Expenses (FARE) Act:**

- No one can require a tenant to pay a broker to rent an apartment.
- Renters can choose to hire their *own* broker and pay broker fees.
- Apartment listings must clearly state all fees a tenant must pay to rent an apartment.
- Landlords or their agents must give tenants a written itemized list of all fees they must pay before they sign a lease. Fees must include a written description. Landlords or their agents must keep the signed disclosure for three years and give a copy to tenants.
- Renters can sue in civil court if anyone violates their rights under the FARE Act.

## **File a Complaint**

Renters can file broker fee complaints with the Department of Consumer and Worker Protection:

- Visit [nyc.gov/consumers](https://nyc.gov/consumers)
- Call **311** (212-639-9675 outside NYC)