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 renters to pay a broker they didn't hire 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**
- Call **311** (212-639-9675 outside NYC)

NYC Consumer and Worker Protection

08/2025