



Advertising Changes for Landlords

Under **Public Act 25-44 (SB 3), Section 9**, starting **October 1, 2025**, Connecticut landlords **must include all recurring, mandatory tenant fees** in the **advertised rent amount**—even if a tenant can opt out of some or all of the charges or fees. This includes **periodic charges like trash fees, common area maintenance, or amenity fees**. The charges cannot have "contact for details" next to them and must have an amount.

However, certain costs **may be excluded** from the advertised rent, such as:

- **Utility charges** paid directly to providers or through submetering
- **Pet fees or deposits**
- **Processing fees** (if a free payment method is available)
- **One-time service fees** (e.g., lockouts, lost keys)
- **Damage fees** beyond normal wear and tear

Before advertising a unit, **review all tenant charges** to ensure compliance and avoid enforcement actions.

THIS LEGAL INFORMATION FOR REALTORS® IS INTENDED FOR GENERAL INFORMATION PURPOSES AND IS NOT INTENDED TO PROVIDE LEGAL ADVICE ON ANY SPECIFIC FACTS. IF YOU HAVE SPECIFIC QUESTIONS CONCERNING YOUR OWN SITUATION, PLEASE CONSULT YOUR ATTORNEY.

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