

Broker Fees

Only the party who hires the broker pays the fee. Tenants are not automatically required to pay broker fees.

Dual Agency Ban

Real estate agents cannot represent both landlord and tenant in the same transaction.

Lease Signing Timeline

Leases cannot be signed more than 3 months before the lease start date or end of current lease.

Landlord Responsibilities

Provide habitable dwelling, make repairs within 14 days, comply with State Sanitary Code.

Tenant Responsibilities

Pay rent on time, keep unit clean, avoid disturbances or damage.

Security Deposits

Max one month's rent, held in interest-bearing account, returned within 30 days with deductions.

Evictions

14-day notice for nonpayment, 7-day for violations, 30-day for no-cause. Retaliatory evictions are illegal.

Rent Increases

No statewide rent control. Landlords can raise rent with 30 days' notice.

Landlord Entry

Reasonable notice (typically 48 hours) required for entry for repairs, showings, emergencies.