

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
RENTAL HOUSING COMMISSION**

**CERTIFICATION AND NOTICE
of
APPLICATION FEE LIMITS**

EFFECTIVE JANUARY 1, 2025

SUMMARY

If you are a housing provider (landlord, property manager, or agent) in the District of Columbia:

- You may not charge a prospective tenant an application fee or an outgoing tenant a replacement fee greater than **\$53**.

Tenants and housing providers also have other rights and responsibilities under the law. This notice is only about specific limits that will take effect this year.

LEGAL NOTICE

- Pursuant to § 510(b)(1) of the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3505.10(b)) (“Act”), housing providers may not demand application fees greater than \$50 beginning in 2022. Pursuant to § 510(b)(4) of the Act (D.C. Official Code § 42-3505.10(b)(4)), this same limit applies to fees to replace a tenant, assign the lease, or sublet a rental unit.
- Pursuant to § 103(2A) of the Act (D.C. Official Code § 42-3501.03(2A)), Application fees are defined as “the total of all costs or fees that a prospective tenant is required to pay to a housing provider at the time of application or at any time prior to signing a lease as a prerequisite to evaluating or approving a prospective tenant’s application for rental housing, including processing, reviewing, or screening the prospective tenant’s application, but not including holding deposits.”
- Pursuant to § 510(b)(2) of the Act (D.C. Official Code § 42-3505.10(b)(2)), the \$50 limit is adjusted annually by the Consumer Price Index for All Urban Consumers for All Items in the Washington, D.C. statistical area (“CPI-U”) as published by the United States Department of Labor, Bureau of Labor Statistics.
- Consistent with its methodology for computing the annual rent adjustment of general applicability under § 206(b) of the Act (D.C. Official Code § 42-3502.06(b)), the Rental Housing Commission has determined that the CPI-U from 2022 to 2024 increased by **6.5%**.
- Accordingly, the Commission hereby certifies and gives notice that fee limit provided by § 510(b) of the Act (D.C. Official Code § 42-3505.10(b)) for 2025 is **\$53**.