

29 (7) TOTAL FEES means mandatory fees, variable fees, and optional fees.

30 (8) VARIABLE FEES means fees customers must pay that are based on use or other
31 factors not controlled by the provider. This includes utility fees.

32 (B) A fee described in this article does not include fees assessed for tenant-caused damage,
33 lease violations, or similar charges.

34 **§ 4-14-142 DISCLOSURE REQUIRED.**

35 (A) A provider is required to disclose the total fees due at the earlier of:

36 (1) when the provider gives the customer a lease quote; or

37 (2) before the customer submits an application for housing.

38 (B) The disclosure must be in writing, include an itemized list of the total fees that will be
39 assessed during the term of the lease, and:

40 (1) the amount of mandatory fees and optional fees; and

41 (2) an estimate of the variable fees.

42 (C) The disclosure may be delivered to a customer electronically or by hand.

43 (D) The accountable official may establish a disclosure form by administrative rule as set
44 out in Chapter 1-2 (*Administrative Rules*).

45 **§ 4-14-143 ADVERTISEMENTS AND LISTINGS.**

46 When an advertisement or listing includes any reference to the cost to rent housing, a
47 provider is required to disclose the cost of base rent and any recurring fixed fees that are
48 mandatory within the advertisement or listing.

49 **§ 4-14-144 - § 4-14-148 RESERVED.**

50 **§ 4-14-149 OFFENSE, PENALTY, PRESUMPTION, AND AFFIRMATIVE**
51 **DEFENSE.**

52 (A) A provider who violates or allows another to violate this article commits a misdemeanor
53 punishable as provided by Section 1-1-99 (*Offenses; General Penalty*).

54 (B) A culpable mental state is not required and need not be proved.

