

(Cite as: 9 V.S.A. § 4456a)

- **§ 4456a. Residential rental application fees; prohibited**

A landlord or a landlord's agent shall not charge an application fee to any individual in order to apply to enter into a rental agreement for a residential dwelling unit. This section shall not be construed to prohibit a person from charging a fee to a person in order to apply to rent commercial or nonresidential property. (Added 1999, No. 115 (Adj. Sess.), § 5.)

Rental Application

Stone & Browning Property Management

(802) 622-3315 Ext. 1

Before You Begin:

*****This application will apply to ANY apartment we have. No need to submit multiple applications!*****

PLEASE BE ADVISED THAT FILLING OUT THIS APPLICATION DOES NOT GUARANTEE YOU A RENTAL.

ATTENTION: Every person over the age of 18 that will be living in the unit must complete separate rental applications. We must do a background/credit check on everyone over the age of 18. It is \$25 per application. This is what it costs Stone and Browning to run the background/credit check. This fee is paid directly to our software company by Stone and Browning. Landlords may not charge an application fee. Landlords are prohibited from charging residential tenants a fee in order to apply to rent an apartment. However a landlord may charge the direct cost of a credit check fee to tenants. In Vermont state law, see: (V.S.A., TITLE 9, Chapter 137, § 4456a).

IRS:

- **Operating expenses** – Other expenses necessary for the operation of the rental property, such as the salaries of employees or fees charged by independent contractors (groundkeepers, bookkeepers, accountants, attorneys, etc.) for services provided.
- **Expenses paid by a tenant** – If your tenant pays any of your expenses, those payments are rental income. You may also deduct the expenses if they're considered deductible expenses.

<https://www.irs.gov/taxtopics/tc414>