

New D.C. Law on Pet Fees & Policies – What to Know for October

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The newly enacted *Pets in Housing Amendment Act of 2024* D.C. law will impose significant new limits on pet-related fees and restrictions for rental housing providers.

For leases starting on or after October 1, 2025:

- You **may charge a refundable pet security deposit, but it must not exceed 15% of one month's rent and must be kept separate** from the standard security deposit.
- You **may charge monthly pet rent**, but only within strict limits:
 - **Up to 1% of the first full month's rent per dog**; and
 - **No more than 1% total** for all other common household pets combined.
- You **may not charge** any fee, deposit, or rent related to a **service or assistance animal**, which is protected under federal and local disability laws.
- Reasonable pet policies (e.g., number limits) are still permitted, but must not be arbitrary or overly restrictive.

For leases starting on or after October 1, 2026:

- You **may not impose restrictions** or charge fees based on a **pet's breed, size, or weight**.
- Any pet-related charges or conditions **must comply strictly** with the limitations described above.

These rules **do not apply to leases that begin before October 1, 2025**, but any lease **renewed or newly executed on or after October 1, 2025**, will be subject to the new requirements. We recommend reviewing your current lease templates, pet addenda, and fee schedules well in advance of these dates.