

50-State Security Deposit Deadline & Limits Matrix

Per-state return deadlines, deposit caps, and the controlling statute — compiled from the Practical Landlord security deposit tools.

State	Return deadline	Max deposit	Statute	Deadline detail
Alabama	60 days	No state limit	Ala. Code 35-9A-201	60 days after termination of tenancy and delivery of possession.
Alaska	14–30 days	2 months' rent (no cap if rent > \$2,000/mo)	Alaska Stat. 34.03.070, 34.03.120	14 days if the tenant gave proper notice to terminate; 30 days if not, or if the landlord deducted for damage repairs.
Arizona	14 days	1.5 month(s) rent	Ariz. Rev. Stat. 33-1321	14 days, excluding Saturdays, Sundays, and legal holidays. Tenant has the right to be present at the final inspection.
Arkansas	60 days	2 months' rent (pet deposits/fees count)	Ark. Code 18-16-305	60 days — the longest standard deadline in the country.
California	21 days	1 month(s) rent (2 if furnished) (2 if furnished/small landlord)	Cal. Civ. Code 1950.5	21 days, with an itemized statement of any deductions.
Colorado	30 days	No state limit	Colo. Rev. Stat. 38-12-103	30 days, unless the lease specifies longer (max 60 days). 72 hours if a hazardous gas condition forced the tenant out.
Connecticut	21 days	1 month(s) rent (2 if 62+)	Conn. Gen. Stat. 47a-21	21 days, or within 15 days of receiving the tenant's forwarding address — whichever is later.
Delaware	20 days	1 month(s) rent	Del. Code tit. 25, 5514	20 days.
District of Columbia	45 days	1 month(s) rent	14 D.C. Mun. Regs. 309	45 days.
Florida	15–30 days	No state limit	Fla. Stat. 83.49	15 days if the landlord makes no claim on the deposit. If claiming deductions, the landlord must notify the tenant within 30 days, and the tenant gets 15 days to object.
Georgia	30 days	No state limit	Ga. Code 44-7-34	30 days.
Hawaii	14 days	1 month(s) rent	Haw. Rev. Stat. 521-44	14 days.
Idaho	21 days	No state limit	Idaho Code 6-321	21 days, or up to 30 days if landlord and tenant agree.
Illinois	30–45 days	No state limit	765 Ill. Comp. Stat. 710/1	30 days after the tenant vacated. If the landlord fails to provide an itemized statement, the full deposit must be returned within 45 days.
Indiana	45 days	No state limit	Ind. Code 32-31-3-12	45 days.
Iowa	30 days	2 month(s) rent	Iowa Code 562A.12	30 days.
Kansas	30 days max	1 month(s) rent (1.5 if furnished)	Kan. Stat. 58-2550	14 days after deductions are determined, but never more than 30 days after the tenancy ends.
Kentucky	30–60 days	No state limit	Ky. Rev. Stat. 383.580	30 to 60 days, depending on whether the tenant disputes deductions.
Louisiana	1 month	No state limit	La. Rev. Stat. 9:3251	One month.
Maine	21–30 days	2 month(s) rent	Me. Rev. Stat. tit. 14, 6033	30 days with a written rental agreement; 21 days for tenancy at will.
Maryland	45 days	2 month(s) rent	Md. Code Real Prop. 8-203.1	45 days.
Massachusetts	30 days	1 month(s) rent	Mass. Gen. Laws ch. 186, 15B	30 days, with an itemized deduction list. Violations can trigger triple damages.
Michigan	30 days	1.5 month(s) rent	Mich. Comp. Laws 554.609	30 days.

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Minnesota	21 days	No state limit	Minn. Stat. 504B.178	3 weeks after the tenant leaves and the landlord receives the forwarding address; 5 days if the building was condemned.
Mississippi	45 days	No state limit	Miss. Code 89-8-21	45 days.
Missouri	30 days	2 month(s) rent	Mo. Rev. Stat. 535.300	30 days.
Montana	10–30 days	No state limit	Mont. Code 70-25-202	10 days if no deductions; 30 days if deductions were made.
Nebraska	14 days	1 month(s) rent	Neb. Rev. Stat. 76-1416	14 days.
Nevada	30 days	3 month(s) rent	Nev. Rev. Stat. 118A.242	30 days, with an itemized list of deductions.
New Hampshire	30 days	1 month(s) rent	N.H. Rev. Stat. 540-A:7	30 days.
New Jersey	30 days	1.5 month(s) rent	N.J. Stat. 46:8-21.1	30 days; 5 days if the tenant had to vacate due to fire, flood, condemnation, or evacuation.
New Mexico	30 days	1 month(s) rent	N.M. Stat. 47-8-18	30 days.
New York	14 days	1 month(s) rent	N.Y. Gen. Oblig. Law 7-108	14 days, with an itemized statement. One of the shortest deadlines in the US.
North Carolina	30 days	2 month(s) rent	N.C. Gen. Stat. 42-52	30 days; an interim accounting is allowed with a final accounting within 60 days.
North Dakota	30 days	1 month's rent (2 mo. if felony conviction/prior rental judgment)	N.D. Cent. Code 47-16-07.1	30 days.
Ohio	30 days	No state limit	Ohio Rev. Code 5321.16	30 days.
Oklahoma	45 days	No state limit	Okla. Stat. tit. 41, 115	45 days — but the tenant must demand itemization. Unclaimed after 6 months, the landlord keeps it.
Oregon	31 days	No state limit	Or. Rev. Stat. 90.300	31 days.
Pennsylvania	30 days	1 month(s) rent (2 mo. 1st yr, 1 mo. after)	68 Pa. Stat. 250.512	30 days.
Rhode Island	20 days	1 month(s) rent	R.I. Gen. Laws 34-18-19	20 days.
South Carolina	30 days	No state limit	S.C. Code 27-40-410	30 days.
South Dakota	14 days	1 month's rent (more only if lease documents special conditions)	S.D. Codified Laws 43-32-24	2 weeks (45 days for a written itemized accounting if the tenant requests one).
Tennessee	No set deadline	No state limit	Tenn. Code 66-28-301	No statutory deadline, but the landlord must notify the tenant of any refund due. Unclaimed 60 days after notice, the landlord may keep it.
Texas	30 days	No state limit	Tex. Prop. Code 92.103	30 days after the tenant provides a forwarding address — no refund owed until then.
Utah	30 days	No state limit	Utah Code 57-17-3	30 days.
Vermont	14 days	No state limit	Vt. Stat. tit. 9, 4461	14 days (60 days for seasonal rentals).
Virginia	45 days	2 month(s) rent	Va. Code 55.1-1226	45 days after termination or move-out, whichever is later.
Washington	30 days	No state limit	Wash. Rev. Code 59.18.280	30 days, with a written statement of deductions.
West Virginia	60 days	No state limit	W.Va. Code 37-6A-1	60 days from termination of the tenancy.
Wisconsin	21 days	No state limit	Wis. Stat. 704.28	21 days.

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Wyoming	15–30 days	No state limit	Wyo. Stat. 1-21-1208	30 days, or 15 days after receiving the forwarding address (whichever is later); +30 days for damage deductions.

General information only — not legal, tax, or financial advice. Data snapshot: October 2026; landlord-tenant statutes change and vary by state and locality — verify against the current statute before acting. Interactive versions at <https://practicallandlord.co/security-deposit-deadline.html>. © 2026 Practical Landlord.

“Months of rent” caps are the statewide statutory maximum; special cases (furnished units, seniors, pets, first-year vs. later years in Pennsylvania) can change the number. Several states also impose bad-faith penalties (1x–3x the deposit) and itemization requirements — see the interactive tool for the full rules per state.