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	1 month(s) rent	Ala. Code 35-9A-201	60 days after termination of tenancy and delivery of possession.
Alaska	14–30 days	2 month(s) rent	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 month(s) rent	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	2 month(s) rent	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	2 month(s) rent (1 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	2 month(s) rent	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	Itemized statement within 30 days after the tenant vacates or the landlord's right of possession ends, whichever is later. If the landlord fails to provide an itemized statement, the full deposit must be returned…
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 from termination of the tenancy and receipt of the tenant's mailing address or delivery instructions.
Kansas	30 days max	1 month(s) rent (1.5 if furnished)	Kan. Stat. 58-2550	14 days after deductions are determined, and in no event more than 30 days after termination of the tenancy, delivery of possession, and demand by the tenant.
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	1 month(s) rent	Md. Code Real Prop. 8-203	45 days.

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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.
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 after termination of the tenancy, delivery of possession and demand by the tenant.
Missouri	30 days	2 month(s) rent	Mo. Rev. Stat. 535.300	30 days after termination of the tenancy: return in full or an itemized list of damages plus the balance; mailing to the tenant's last known address complies.
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 after termination of the tenancy: the balance and a written itemization must be delivered or mailed to the tenant (first-class mail to the last-known address if none is provided); a mailing returned…
Nevada	30 days	3 month(s) rent	Nev. Rev. Stat. 118A.242	30 days after termination, with an itemized written accounting; the accounting and any remainder are delivered at the place rent is paid or mailed to the tenant's present or last-known address. Failure to return the…
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 business days if the tenant had to vacate due to fire, flood, condemnation, or evacuation; 15 business days after a domestic-violence lease termination (46:8-9.6).
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	1.5 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	N.D. Cent. Code 47-16-07.1	30 days after termination of the lease and delivery of possession.
Ohio	30 days	No state limit	Ohio Rev. Code 5321.16	30 days after termination of the rental agreement and delivery of possession; deductions itemized in a written notice delivered together with the amount due.
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(12)-(13)	31 days after the tenancy terminates and the tenant delivers possession; the written accounting and the return of the unclaimed portion are both due on that clock.
Pennsylvania	30 days	1 month(s) rent (2 mo. 1st yr, 1 mo. after)	68 Pa. Stat. 250.512	30 days after termination of the lease or surrender and acceptance of the premises, whichever first occurs; within that period the landlord must deliver a written list of damages and pay the difference between the…
Rhode Island	20 days	1 month(s) rent	R.I. Gen. Laws 34-18-19(b)	20 days after the later of termination of the tenancy, delivery of possession, or the tenant’s providing a forwarding address; deliver the written itemized notice together with the amount due.

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South Carolina	30 days	No state limit	S.C. Code 27-40-410(a)	30 days after the later of termination of the tenancy and delivery of possession, or the tenant's demand; any deduction must be itemized in a written notice sent together with the amount due.
South Dakota	21 days	1 month(s) rent	S.D. Codified Laws 43-32-24	21 days after termination of the tenancy and receipt of the tenant's mailing address or delivery instructions, with a written statement of the specific reason for any withholding (45 days after termination, on the…
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 surrenders the premises. No refund is owed until the tenant provides a written forwarding address (§ 92.107), but the bad-faith presumption (§ 92.109(d)) runs from surrender.
Utah	30 days	No state limit	Utah Code 57-17-3	30 days after the renter vacates and returns possession; deliver the balance of the deposit, the balance of any prepaid rent, and a written notice itemizing and explaining each deduction, to the renter's last known…
Vermont	14 days	No state limit	9 V.S.A. §4461(c)–(d)	14 days from the date the landlord discovers the tenant vacated or abandoned the unit, or the date the tenant vacated if the landlord received notice of that date; return the deposit with a written itemized statement,…
Virginia	45 days	2 month(s) rent	Va. Code §55.1-1226(A)	45 days after termination of the tenancy or the date the tenant vacates, whichever occurs last; the deposit and any deductions must be itemized in a written notice given to the tenant, together with any amount due,…
Washington	30 days	No state limit	RCW 59.18.280(1)	30 days after termination of the rental agreement and vacation of the premises (if the tenant abandons, 30 days after the landlord learns of the abandonment); deliver a full and specific statement of the basis for…
West Virginia	60 days	No state limit	W. Va. Code §§37-6A-1(7), 37-6A-2(a)	60 days from termination of the tenancy, or 45 days after a subsequent tenant occupies the premises, whichever is shorter (the §37-6A-1(7) "notice period"). The deposit, minus lawful deductions, must be delivered…
Wisconsin	21 days	No state limit	Wis. Stat. 704.28(4); ATCP 134.06(2), (4)	21 days after the trigger date: the termination date (on-time move-out); the earlier of the termination date or the new tenant's tenancy start (early move-out/rerental); or the date the landlord learns the tenant…
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: November 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.