



the LPA.com

Updated: August 2022

Security Deposit Return Time State by State List

State	Timeframe to return deposit and or settlement statement after possession is returned
Alabama	60 days
Alaska	14 days with proper notice to terminate by tenant. 30 days without proper notice from tenant
Arizona	14 days
Arkansas	60 days
California	21 days
Colorado	1 month, unless longer is agreed in lease. 60 days maximum allowed.
Connecticut	30 days. If tenant fails to provide forwarding address, landlord may keep until tenant provides a forwarding address and then 15 days after receiving tenant's forwarding address.
Delaware	20 days
D.C.	45 days
Florida	15 days with interest if there is no claim on deposit. 30 days to notify tenant with intent to impose a claim on the deposit. (Itemized Security Settlement Statement)
Georgia	1 month
Hawaii	14 days
Idaho	21 days. Parties may agree to as long as 30 days
Illinois	30 days from return of possession. Buildings 5 or more units: within 30 days with itemized Security Settlement Statement. If landlord fails to deliver Security Settlement Statement, within 30 days, the full deposit must be returned within 45 days.
Indiana	45 days
Iowa	30 days
Kansas	30 days
Kentucky	30 days depending on whether deductions are disputed by tenant
Louisiana	1 month
Massachusetts	30 days
Maine	30 days (written lease) or 21 days (oral agreement)
Maryland	45 days
Michigan	30 days
Minnesota	3 weeks after tenant returns possession. 5 days if building condemnation caused tenant to vacate
Mississippi	45 days
Missouri	30 days
Montana	30 days with deductions. 10 days if no deductions
Nebraska	14 days
Nevada	30 days
New Hampshire	Written lease: 30 days; if deposit is more than 1 mo, rent, landlord must provide written agreement acknowledging receipt of deposit and specifying when it will be returned. - Oral agreement: 20 days from date tenant vacates.
New Jersey	30 days. – 5 days in the event of emergency, flood or condemnation.
New Mexico	30 days
New York	14 days
North Carolina	30 days (No claim) If claim, landlord must notify tenant of claim and has up to 60 days to provide itemized settlement statement with any remaining deposit money
North Dakota	30 days
Ohio	30 days
Oklahoma	45 days
Oregon	31 days
Pennsylvania	30 days
Rhode Island	20 days
South Carolina	30 days
South Dakota	14 days – If deductions, up to 45 days with Security Settlement Statement on tenant request
Tennessee	No statute of time limit. If deductions, 10 days to notify tenant with Security Settlement Statement
Texas	30 days
Utah	30 days if deductions. If no damage, 30 days or within 15 days after receiving forwarding address.
Vermont	14 days
Virginia	45 days
Washington	21 days
West Virginia	60 days. If re-rented, with 45 days of possession of a subsequent tenant. If damages are beyond the deposit amount and cause the owner to hire a contractor the period may be extended 15 days.
Wisconsin	21 days
Wyoming	30 days if deducting unpaid rent or 15 days of receiving tenant's forwarding address. No damage:30 days or within 15 days of receiving tenant's forwarding address. (Whichever is later) With property damage: 60 day limit to provide Settlement Statement itemizing deductions along with refund if any.