



Security Deposit Limits by State

the LPA.com

State	Maximum Amount Security Deposit Landlords Can Charge
Alabama	1 month rent except for Pet deposits
Alaska	2 months, unless rent is more than \$2,000.
Arizona	1.5 month's rent
Arkansas	2 months limit only to landlords & property managers with more than 5 properties
California	2 mo. (unfurnished), 3 mo. (furnished) Active military 1 mo. (unfurn), 2mo.(furnished)
Colorado	No limit
Connecticut	2 months (tenants under 62) 1 month (tenant 62+) May get 1 mo. refund after 62 Bday
Delaware	1 month on leases 1 + yrs. On m/m tenancies no limit 1 st year, then landlord must refund any security month in excess of 1 month. No limit on furnished units.
D.C.	1 month
Florida	No limit
Georgia	No limit
Hawaii	1 month, 2 months limit if tenant has a pet
Idaho	No limit
Illinois	No limit
Indiana	No limit
Iowa	2 months limit
Kansas	1 month (unfurnished), 1.5 months (furnished), for pets extra half month
Kentucky	No limit
Louisiana	No limit
Massachusetts	1 month rent
Maine	2 months
Maryland	2 months rent
Michigan	1.5 months rent
Minnesota	No limit (Any pre-lease deposit must be applied to the deposit)
Mississippi	No limit
Missouri	No limit
Montana	No limit
Nebraska	1 month rent (no pets), 1.25 month rent (with pets)
Nevada	3 months rent, tenant may use a surety bond if parties agree
New Hampshire	1 month rent (no limit when landlord and tenant share facilities)
New Jersey	1.5 months
New Mexico	No limit for lease 1 or more years, 1 month rent limit on agreements less than 1 year
New York	1 month rent except those subject to City Rent Rehabilitation or Emergency Housing Rent Control Law.
North Carolina	2 months rent, 1.5 month for mo to mo tenancies. May add reasonable amount for pets
North Dakota	1 month rent (no pets), With pets 2 months or up to additional \$2,500. With felony convictions, judgments, past lease violations up to 2 months rent.
Ohio	No limit
Oklahoma	No limit
Oregon	No limit
Pennsylvania	2 months rent for first year, after that 1 month
Rhode Island	1 month rent
South Carolina	No limit
South Dakota	1 month. May charge higher amt if special conditions pose a danger to maintenance of the premises.
Tennessee	No limit
Texas	No limit
Utah	No limit
Vermont	No limit
Virginia	2 months rent Or Parties may agree to tenant's damage insurance if coverage meets the requirements in Virginia Code Annotated sections 55.1-1226(I)-(K).
Washington	Landlords must allow tenants to pay security deposit and fees in installments. Agreements of 3 + months may pay 3 equal consecutive installments. (Does not apply to last month rent)
West Virginia	No limit
Wisconsin	No limit
Wyoming	No limit