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Late Fee Limit State by State

State	Maximum Late Fee a Landlord May Charge
Alabama	No state limit but must be reasonable
Alaska	No state limit but must be reasonable
Arizona	No state limit but mobile homes limited to \$5. per day
Arkansas	No state limit but must be reasonable
California	As agreed, but difficult to enforce in court
Colorado	No state limit but must be reasonable
Connecticut	No state limit but must provide 9 day grace period
Delaware	5% of rent max
District of Columbia	5% of rent max Mandatory 5 day grace period. Landlord may not evict over late fees. May be deducted from Security Deposit.
Florida	No state limit but must be reasonable
Georgia	No state limit but must be reasonable
Hawaii	No state limit but must be reasonable
Idaho	No state limit but must be reasonable
Illinois	\$20. Or 20% whichever is greater
Indiana	No state limit but must be reasonable
Iowa	\$20. per day or \$100. per mo / rent under \$700., \$60. mo
Kansas	No state limit but must be reasonable
Kentucky	No state limit but must be reasonable
Louisiana	No state limit but LA consumer credit law limits to 5% or \$10. Whichever is more
Maine	4% max after 15 days grace period
Maryland	5% max after 5 day grace period
Massachusetts	No state limit but 30 day grace period. May evict if unpaid after 30
Michigan	No state limit but must be reasonable
Minnesota	8% of the rent that is past due
Mississippi	No state limit but must be reasonable
Missouri	No state limit but must be reasonable
Montana	No state limit but must be reasonable
Nebraska	No state limit
Nevada	5% of the rent amount
New Hampshire	Limited to the amount of the rent
New Jersey	Seniors: 5 day grace period / Others: 1 day after rent is late
New Mexico	Limited to 10% of the amount of the rent
New York	Mandatory 5 day grace period limit to 5% of the rent
North Carolina	5% of the rent amount or \$15. of monthly rent whichever is greater
North Dakota	No state limit but must be reasonable
Ohio	No state limit but must be reasonable
Oklahoma	No state limit but must be reasonable and relate to incurred costs of landlord
Oregon	4 day grace period. reasonable and relate to incurred costs of landlord Daily late fees limited to 6% of any late fee charge or 5% max of the monthly rent
Pennsylvania	No state limit but must be reasonable
Rhode Island	No limit. Must be reasonable and relate to actual costs of landlord
South Carolina	No limit. Must be reasonable and relate to actual costs of landlord
South Dakota	No state limit but must be reasonable
Tennessee	Mandatory 5 day grace period. Limit of 10% of the late rent
Texas	Mandatory 1 day grace period. 12% max of the monthly rent (Structures less than 4 units) (4 or mor units: 10% max)
Utah	No state limit but must be reasonable
Vermont	Limited to actual costs incurred by landlord as a result of tenant paying late
Virginia	No limit but must be reasonable. Mandatory 5 day grace period
Washington	No state limit
West Virginia	No state limit
Wisconsin	Mandatory 5 day grace period. \$20. Or 20% of rent whichever is greater. May charge more if landlord can prove it is reasonable.
Wyoming	No statute