



the LPA.com

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State Specific Notice Period Chart To Terminate a Month to Month Tenancy

State	Notice from Landlord	Notice from Tenant
Alabama	30 days	30 days
Alaska	30 days	30 days
Arizona	30 days	30 days
Arkansas	30 days	30 days
California	30 days	30 days
Colorado	21 days	21 days
Connecticut	3 days	
Delaware	60 days	60 days
D.C.	30 days with just cause	30 days
Florida	15 days	15 days
Georgia	60 days	30 days
Hawaii	45 days	28 days
Idaho	1 month	30 days
Illinois	30 days	30 days
Indiana	30 days	30 days
Iowa	30 days	30 days
Kansas	30 days	30 days
Kentucky	30 days	30 days
Louisiana	10 days	10 days
Massachusetts	30 days for Landlord and Tenant or interval of days agreed for payment whichever is longer	
Maine	30 days	30 days
Maryland	90 days	30 days
Michigan	1 month	1 month
Minnesota	30 days or Interval of days agreed for payment whichever is less (LL & T)	
Mississippi	30 days	30 days
Missouri	30 days	30 days
Montana	30 days	30 days
Nebraska	30 days	30 days
Nevada	30 days	30 days
New Hampshire	30 days	30 days
New Jersey	1 month	1 month
New Mexico	30 days	30 days
New York	30 days for tenants up to 1 yr, 60 days for tenants 1-2 yrs, 90 days for 3+ yrs. Tenants give 1 mo.	
North Carolina	7 days	7 days
North Dakota	1 month	1 month
Ohio	30 days	30 days
Oklahoma	30 days	30 days
Oregon	30 days for tenants up to 1 yr, except Portland and Milwaukie which is 90 days. After that for cause only. If LL has 5 or more units, LL must pay tenant the equiv. of 1 mo. rent	
Pennsylvania	15 days at end of term or breach 15 days	
Rhode Island	30 days	30 days
South Carolina	30 days	30 days
South Dakota	1 month	1 month
Tennessee	30 days	30 days
Texas	1 month	1 month
Utah	15 days	No statute
Vermont	1 month	1 month
Virginia	30 days	30 days
Washington	20 days	20 days
West Virginia	1 month	1 month
Wisconsin	28 days	28 days
Wyoming	No statute	