

Security Deposit Laws (Residential Lease): State Comparison Chart

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This Chart provides a state-by-state overview of statutes governing residential security deposits. The Chart covers limits on the amount of a residential security deposit and requirements governing the return of, holding of, and interest payments on residential security deposits. This Chart is a useful tool for residential landlords, tenants, and their legal counsel.

SECURITY DEPOSITS

Landlords routinely require security deposits from their tenants before entering into a lease for residential property. Security deposits are intended to provide the landlord with protection against damage to the leased premises and security for the tenant's payment obligations under the lease.

The lease typically describes the terms of the security deposit, subject to state and local laws and regulations. Most states either place their own restrictions on residential security deposits and their handling or adopt the Uniform Residential Landlord and Tenant Act (ULTRA).

For in-depth analysis of residential security deposits on the state level, see the following Practice Notes:

- Security Deposits (Residential Leases) (FL) ([W-000-0747](#))
- Security Deposits (Residential) (GA) ([W-000-2591](#))

ALABAMA

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than one month's rent as a security deposit except for pets, changes to the premises, or increased liability risks to the landlord or premises (Ala. Code § 35-9A-201(a)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 60 days after the tenancy terminates (Ala. Code § 35-9A-201(b)).
Requirements on the Holding of Residential Security Deposits	Alabama does not prohibit commingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Alabama does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

- Security Deposit Requirements for Illinois and Chicago Residential Leases (IL) ([W-000-1009](#))
- Security Deposits (Residential) (MA) ([W-000-1729](#))
- Understanding Security Deposits (Residential) (MN) ([W-001-0836](#))
- Security Deposits for Residential Lease Agreements (NJ) ([W-000-1861](#))
- Security Deposits (Residential Leases) (NY) ([W-000-0342](#))
- Security Deposits (Residential Leases) (OH) ([W-000-3250](#))
- Understanding Security Deposits (PA) ([W-000-1345](#))
- Security Deposits (Residential and Commercial Leases) (TX) ([W-000-0357](#))

HOW TO USE THIS CHART

This Chart is only intended to be a starting point for legal counsel to all parties contemplating a residential lease. Parties and legal counsel using this Chart should carefully review the statutes and case law of the specific state and any related links.

This Chart provides state-by-state coverage on:

- Limits on the amount of a residential security deposit.
- Requirements governing the return of residential security deposits.
- Requirements on the holding of residential security deposits.
- Requirements regarding interest payments made to residential tenants.

ALASKA

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than two months' rent as a security deposit, except for units renting for more than \$2,000 per month (Alaska Stat. Ann. § 34.03.070(a)).</p> <p>Residential landlords may require an additional month's rent as a pet deposit, but the pet deposit must be accounted for separately from any prepaid rent or security deposit (Alaska Stat. Ann. § 34.03.070(h)).</p>
Requirements Governing the Return of Residential Security Deposits	<p>If the tenant gives proper notice of termination, the landlord must return the deposit within 14 days of the date the tenancy terminates (Alaska Stat. Ann. § 34.03.070(g)). If the tenant fails to give proper notice of termination, the landlord must return the deposit within 30 days after any of the following:</p> <ul style="list-style-type: none"> ■ The tenancy terminates. ■ The tenant delivers possession of the premises. ■ The landlord becomes aware that the tenant has abandoned the dwelling unit. <p>(Alaska Stat. Ann. § 34.03.070(g).)</p>
Requirements on the Holding of Residential Security Deposits	<p>Residential landlords must hold tenant security deposits in a trust account in a bank, savings and loan association, or with a licensed escrow agent, where practicable (Alaska Stat. Ann. § 34.03.070(c)).</p> <p>Landlords may comingle prepaid rents and security deposits in a single financial account but must separately account for each tenant's prepaid rent and security deposits and may not comingle prepaid rent and security deposits with other funds (Alaska Stat. Ann. § 34.03.070(c)).</p>
Requirements Regarding Interest Payments Made to Residential Tenants	<p>Alaska does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.</p>

ARIZONA

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than one and a half month's rent as a security deposit (A.R.S. § 33-1321(A)). This requirement does not prevent a tenant from voluntarily paying more than one and a half month's rent in advance (A.R.S. § 33-1321(A)).</p>
Requirements Governing the Return of Residential Security Deposits	<p>The landlord must return the deposit within 14 business days after all of the following have occurred:</p> <ul style="list-style-type: none"> ■ The tenancy terminates. ■ The tenant delivers possession of the premises. ■ The tenant demands the deposit. <p>(A.R.S. § 33-1321(D)).</p> <p>Residential landlords must state the purpose of any nonrefundable fees or deposits in writing (A.R.S. § 33-1321(B)).</p> <p>Any fee or deposit not designated as nonrefundable is refundable (A.R.S. § 33-1321 (B)).</p>
Requirements on the Holding of Residential Security Deposits	<p>Arizona does not prohibit comingling residential security deposits with other funds.</p>
Requirements Regarding Interest Payments Made to Residential Tenants	<p>Arizona does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.</p>

ARKANSAS

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than two months' rent as a security deposit (Ark. Code Ann. § 18-16-304).</p> <p>This requirement does not apply to dwelling units owned by an individual, if the individual, their spouse and minor children, and any and all partnerships, corporations, or other legal entities formed for the purpose of renting dwelling units and of which they are officers, owners, or majority shareholders own or collectively own five or fewer dwelling units (Ark. Code Ann. § 18-16-303(a)).</p> <p>This exemption does not apply when a third party manages the property for a fee (Ark. Code Ann. § 18-16-303(b)).</p>
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Requirements Governing the Return of Residential Security Deposits	<p>The landlord must return the deposit within 60 days after the tenancy terminates (Ark. Code Ann. § 18-16-305(a)).</p> <p>This requirement does not apply to dwelling units owned by an individual, if the individual, their spouse and minor children, and any and all partnerships, corporations, or other legal entities formed for the purpose of renting dwelling units and of which they are officers, owners, or majority shareholders own or collectively own five or fewer dwelling units (Ark. Code Ann. § 18-16-303(a)).</p> <p>This exemption does not apply when a third party manages the property for a fee (Ark. Code Ann. § 18-16-303(b)).</p>
Requirements on the Holding of Residential Security Deposits	Arkansas does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Arkansas does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

CALIFORNIA

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than the following as a security deposit:</p> <ul style="list-style-type: none"> ■ Two months' rent for an unfurnished unit. ■ Three months' rent for a furnished unit. ■ For service members: <ul style="list-style-type: none"> • one month's rent for an unfurnished unit; or • two months' rent for a furnished unit. <p>(Cal. Civ. Code § 1950.5(c).)</p>
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 21 days after the tenant vacates the premises (Cal. Civ. Code § 1950.5(g)).
Requirements on the Holding of Residential Security Deposits	California does not prohibit comingling residential security deposits with other funds, but a tenant has priority for the return of the tenant's security deposit over the claims of the landlord's other creditors (Cal. Civ. Code § 1950.5(d)).
Requirements Regarding Interest Payments Made to Residential Tenants	California does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits. However, some local rent control ordinances may require the landlord to pay interest on security deposits (State Q&A, Real Estate Leasing: California, Question 9 (6-523-5024)).

COLORADO

Limit on the Amount of a Residential Security Deposit	Colorado does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	<p>The landlord must return the deposit within one month after the later of the date the lease terminates or the date the tenant surrenders the premises unless the lease specifies a longer period of time and in that case within 60 days (Colo. Rev. Stat. Ann § 38-12-103).</p> <p>However, if a hazardous condition involving gas equipment requires the tenant to vacate, the landlord must return the deposit within 72 hours (not counting weekends or holidays) after receiving written notice of the hazardous condition (Colo. Rev. Stat. Ann § 38-12-104).</p>
Requirements on the Holding of Residential Security Deposits	Colorado does not prohibit comingling residential security deposits with other funds. However, real estate management companies that are licensed real estate brokers must hold security deposits in a separate trust account (4 Colo. Code Regs. § 725-1:E).
Requirements Regarding Interest Payments Made to Residential Tenants	Colorado does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

CONNECTICUT

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than two months' rent for tenants under 62 years old or one month's rent for tenants 62 years old or older as a security deposit (Conn. Gen. Stat. Ann. § 47a-21(b)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within the later of 30 days after the tenancy terminates or 15 days after receiving written notice of the tenant's forwarding address (Conn. Gen. Stat. Ann. § 47a-21(d)).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold tenant security deposits in separate escrow accounts in a financial institution (Conn. Gen. Stat. Ann. § 47a-21(h)).
Requirements Regarding Interest Payments Made to Residential Tenants	The landlord must pay the tenant interest on the tenant's security deposit both: <ul style="list-style-type: none"> ■ Annually on the lease anniversary. ■ When the tenancy terminates. (Conn. Gen. Stat. Ann. § 47a-21(d)(1), (i).)

DELAWARE

Limit on the Amount of a Residential Security Deposit	<p>Delaware does not restrict the amount a residential landlord can require as a security deposit for month-to-month tenancies of less than one year or for furnished rental units (25 Del. C. § 5514(a)(3), (a)(4)).</p> <p>A residential landlord may not require more than one month's rent as a security deposit for any of the following:</p> <ul style="list-style-type: none"> ■ Month to month tenancies that last one year or more. ■ Tenancies with undefined terms that last one year or more. ■ Leases of one year or more. (25 Del. C. § 5514(a)(2), (a)(3).) <p>The landlord must return any portion of the deposit that exceeds one month's rent after the first year of a month-to-month tenancy or tenancy with an undefined term (25 Del. C. § 5514(a)(3)).</p> <p>Residential landlords may require an additional month's rent as a pet deposit unless the tenant's pet is a duly certified and trained support animal for a disabled person residing in the rental unit (25 Del. C. § 5514(i)).</p>
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 20 days after the rental agreement expires or terminates (25 Del. C. § 5514(e)).
Requirements on the Holding of Residential Security Deposits	<p>Residential landlords must hold tenant security deposits in an escrow bank account in a federally insured banking institution (25 Del. C. § 5514(b)).</p> <p>Delaware does not prohibit commingling residential security deposits with other funds, but a tenant has priority for the return of the tenant's security deposit over the claims of the landlord's other creditors, including, but not limited to, a trustee in bankruptcy (25 Del. C. § 5514(b)).</p>
Requirements Regarding Interest Payments Made to Residential Tenants	Delaware does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

DISTRICT OF COLUMBIA

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than one month's rent as a security deposit (D.C. Mun. Regs. tit. 14, § 308.2).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 45 days after the tenancy terminates (D.C. Mun. Regs. tit. 14, § 309.1).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold tenant security deposits in an interest-bearing escrow account in the District of Columbia insured by the state or federal government. Residential security deposits may be commingled with each other but not with other types of funds. (D.C. Mun. Regs. tit. 14, § 308.3.)
Requirements Regarding Interest Payments Made to Residential Tenants	Residential landlords must hold tenant security deposits in interest-bearing accounts (D.C. Mun. Regs. tit. 14, § 308.3) The landlord must pay the tenant interest when the tenancy terminates (D.C. Mun. Regs. tit. 14, § 311.2).

FLORIDA

Limit on the Amount of a Residential Security Deposit	Florida does not restrict the amount a residential landlord can require as a security deposit (see Security Deposits (Residential Leases) (FL) (W-000-0747)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 15 to 60 days after the tenancy terminates, depending on whether tenant disputes deductions (§ 83.49(3), Fla. Stat.).
Requirements on the Holding of Residential Security Deposits	Residential landlords must do one of the following: <ul style="list-style-type: none"> ■ Hold tenant security deposits in a separate non-interest-bearing escrow accounts in a Florida banking institution (§ 83.49(1)(a), Fla. Stat.). ■ Hold tenant security deposits in separate interest-bearing escrow accounts in a Florida banking institution (§ 83.49(1)(b), Fla. Stat.). ■ Post a surety bond (§ 83.49(1)(c), Fla. Stat.).
Requirements Regarding Interest Payments Made to Residential Tenants	If the landlord chooses to hold the tenant's security deposit in an interest-bearing account or post a surety bond, the landlord must pay the tenant interest of at least 75% of the annualized average interest rate payable on that account or 5% per year, simple interest, whichever the landlord elects. The landlord must pay interest to the tenant annually and at the end of the tenancy. The landlord does not need to pay the tenant interest if tenant wrongfully terminates the lease early. (§ 83.49(1), (9), Fla. Stat.)

GEORGIA

Limit on the Amount of a Residential Security Deposit	Georgia does not restrict the amount a residential landlord can require as a security deposit, but local city and county laws and ordinances may set limits on security deposit amounts (see Security Deposits (Residential) (GA) (W-000-2591)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after obtaining possession of the premises (O.C.G.A. § 44-7-34).
Requirements on the Holding of Residential Security Deposits	Residential landlords must either: <ul style="list-style-type: none"> ■ Keep tenant security deposits in separate escrow accounts and inform each tenant of the location of the tenant's escrow account. ■ Obtain a surety bond. (O.C.G.A. §§ 44-7-31 and 44-7-32.)
Requirements Regarding Interest Payments Made to Residential Tenants	Georgia does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see Security Deposits (Residential) (GA) (W-000-2591)).

HAWAII

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than one month's rent, plus an amount agreed on by the landlord and tenant to compensate the landlord for any damages caused by any pet animal, as a security deposit (HRS § 521-44(b)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 14 days after the rental agreement terminates (HRS § 521-44 (c)).
Requirements on the Holding of Residential Security Deposits	Hawaii does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Hawaii does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

IDAHO

Limit on the Amount of a Residential Security Deposit	Idaho does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 21 days after the tenant surrenders the premises or within up to 30 days by prior agreement (Idaho Code § 6-321).
Requirements on the Holding of Residential Security Deposits	Idaho does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Idaho does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

ILLINOIS

Limit on the Amount of a Residential Security Deposit	Illinois does not restrict the amount a residential landlord can require as a security deposit. However, local municipalities may have ordinances limiting the amount of the security deposit that the landlord can require from a tenant (see Practice Note, Security Deposit Requirements for Illinois and Chicago Residential Leases (IL): Amount of the Security Deposit (W-000-1009)).
Requirements Governing the Return of Residential Security Deposits	The landlord must furnish a written statement itemizing deductions within 30 days after the tenant vacates the premises and return the balance of the deposit within 45 days after the tenant vacates the premises (765 ILCS 710/1(a)).
Requirements on the Holding of Residential Security Deposits	Illinois does not prohibit comingling residential security deposits with other funds. However, local municipalities may restrict how residential landlords hold tenant security deposits (see Practice Note, Security Deposit Requirements for Illinois and Chicago Residential Leases (IL): Illinois Security Deposit Requirements (W-000-1009)).
Requirements Regarding Interest Payments Made to Residential Tenants	Residential landlords must pay each tenant interest on the tenant's security deposit within 30 days after the end of each 12-month rental period (by cash or credit to rent) and at the end of the tenancy, unless the tenant is in default. This requirement does not apply to buildings with fewer than 25 units. (765 ILCS 715/1 and 715/2.)

INDIANA

Limit on the Amount of a Residential Security Deposit	Indiana does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 45 days after the rental agreement terminates and the tenant delivers possession of the premises (Ind. Code §§ 32-31-3-12 and 32-31-3-14).
Requirements on the Holding of Residential Security Deposits	Indiana does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Indiana does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

IOWA

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than two months' rent as a security deposit (Iowa Code Ann. § 562A.12(1)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the tenancy terminates and the landlord receives the tenant's mailing address or delivery instructions (Iowa Code Ann. § 562A.12(3)).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold tenant security deposits in a federally insured bank, savings and loan association, or credit union and may not comingle the deposits with the landlord's personal funds. The landlord may also hold deposits in a trust account, which may be a common trust account and an interest-bearing account. (Iowa Code Ann. § 562A.12(2).)
Requirements Regarding Interest Payments Made to Residential Tenants	Iowa does not require residential landlords to hold security deposits in interest-bearing accounts. If the landlord chooses to keep deposits in an interest-bearing account, interest earned in the first five years of tenancy is the landlord's property (Iowa Code Ann. § 562A.12(2)).

KANSAS

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than the following as a security deposit: <ul style="list-style-type: none"> ■ One month's rent for an unfurnished dwelling. ■ One and a half month's rent for a furnished unit. ■ An additional pet deposit of one-half month's rent. (K.S.A. 2550(a).)
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 14 days after determining the amount of any deductions and within 30 days after the tenancy terminates (K.S.A. 2550(b)).

Requirements on the Holding of Residential Security Deposits	Kansas does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Kansas does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

KENTUCKY

Limit on the Amount of a Residential Security Deposit	Kentucky does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the tenant's occupancy terminates (KRS 383.580(6)). If a tenant fails to claim the refund or dispute deductions, the landlord may keep the entire deposit (KRS § 383.580(7)).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold all tenant security deposits in an account in a state or federally regulated bank or lending institution to be used only for that purpose (KRS § 383.580(1)).
Requirements Regarding Interest Payments Made to Residential Tenants	Kentucky does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

LOUISIANA

Limit on the Amount of a Residential Security Deposit	Louisiana does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within one month after the lease terminates (La. R.S. 9:3251(A)). This requirement does not apply if the tenant abandons the premises either without required notice or before the lease terminates (La. R.S. 9:3251(C)).
Requirements on the Holding of Residential Security Deposits	Louisiana does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Louisiana does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

MAINE

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than two months' rent as a security deposit (14 M.R.S.A. § 6032). This requirement does not apply to owner-occupied buildings with five or fewer units (14 M.R.S.A. § 6037).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the tenancy terminates if there is a written lease and within 21 days after the later of the date the tenancy terminates or the date the tenant surrenders the premises for a tenancy at-will (14 M.R.S.A. § 6033). This requirement does not apply to owner-occupied buildings with five or fewer units (14 M.R.S.A. § 6037).
Requirements on the Holding of Residential Security Deposits	Residential landlords may not comeingle tenant security deposits with assets of the landlord or any other entity or person (14 M.R.S.A. § 6038(1)). Residential landlords must: <ul style="list-style-type: none"> ■ Hold tenant security deposits in an account in a bank or financial institution under terms that place the security deposit beyond the claim of the landlord's creditors or any other entity or person, including a foreclosing mortgagee or trustee in bankruptcy. ■ Disclose the name of the institution and the account number where the security deposit is being held on the tenant's request. (14 M.R.S.A. § 6038(1).) The landlord may use a single account for all tenant security deposits (14 M.R.S.A. § 6038(1)). These requirements do not apply to owner-occupied buildings with five or fewer units (14 M.R.S.A. § 6037).
Requirements Regarding Interest Payments Made to Residential Tenants	Maine does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

MARYLAND

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than two months' rent as a security deposit (Md. Code Ann., Real Prop. § 8-203(b)(1)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 45 days after the tenancy ends (Md. Code Ann., Real Prop. § 8-203(e)(1)).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold tenant security deposits in one of the following: <ul style="list-style-type: none"> ■ An interest-bearing account in a federally insured financial institution which does business in the state. ■ An insured certificate of deposit in a federally insured financial institution. ■ Securities issued by the federal or state government. (Md. Code Ann., Real Prop. § 8-203(d).)
Requirements Regarding Interest Payments Made to Residential Tenants	Residential landlords must hold tenant security deposits in interest-bearing accounts and must pay the tenant interest within 45 days after the tenancy ends (Md. Code Ann., Real Prop. § 8-203(d)(1)(ii) and (e)(1)).

MASSACHUSETTS

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than one month's rent as a security deposit (M.G.L. c. 186, § 15B(1)(b)(iii)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the end of the tenancy if there is a written lease or after the tenant's occupancy terminates under a tenancy-at-will (M.G.L. c. 186, § 15B(4)).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold tenant security deposits in separate interest-bearing bank accounts without comingling with the landlord's assets, under terms that places the deposit beyond the claim of the landlord's creditors, including a foreclosing mortgagee or trustee in bankruptcy (M.G.L. c. 186, § 15B(1)(e) and 3(a)).
Requirements Regarding Interest Payments Made to Residential Tenants	Residential landlords must hold tenant security deposits in separate interest-bearing bank accounts and must pay the tenant interest annually and at the end of tenancy (M.G.L. c. 186, § 15B(3)(a), (3)(b)).

MICHIGAN

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than one and a half month's rent as a security deposit (MCL 554.602).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the tenant's occupancy terminates (MCL 554.609).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold security deposits in a regulated financial institution. Once the landlord deposits a security deposit, the landlord may use those funds if the landlord deposits a cash bond with the Michigan secretary of state. (MCL 554.604(1).)
Requirements Regarding Interest Payments Made to Residential Tenants	Michigan does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

MINNESOTA

Limit on the Amount of a Residential Security Deposit	Minnesota does not restrict the amount a residential landlord can require as a security deposit, but local city and county laws and ordinances may set limits on residential security deposits (see Understanding Security Deposits (Residential) (MN) (W-001-0836)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within three weeks after the tenancy terminates or within five days of the date the tenant leaves the building due to the building's legal condemnation (Minn. Stat. Ann. § 504B.178, subd. 3).
Requirements on the Holding of Residential Security Deposits	Minnesota does not require residential landlords to keep a tenant's security deposit in a separate escrow account or hold the security deposit as the tenant's fiduciary (see Understanding Security Deposits (Residential) (MN) (W-001-0836)). The landlord holds the deposit "for the tenant." (Minn. Stat. Ann. § 504B.178, subd. 2.)
Requirements Regarding Interest Payments Made to Residential Tenants	Residential security deposits must bear simple non-compounded interest at the rate of 1% per annum. The landlord must pay the tenant interest when the tenancy terminates. (Minn. Stat. Ann. § 504B.178, subd. 2.)

MISSISSIPPI

Limit on the Amount of a Residential Security Deposit	Mississippi does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 45 days after all of the following have occurred: <ul style="list-style-type: none"> ■ The tenancy terminates. ■ The tenant delivers possession of the premises. ■ The tenant demands the deposit. (Miss. Code Ann. § 89-8-21(3).)
Requirements on the Holding of Residential Security Deposits	Mississippi does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Mississippi does not require residential landlords to hold tenant security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

MISSOURI

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than two months' rent as a security deposit (§ 535.300(1), RSMo).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the tenancy terminates (§ 535.300(3), RSMo).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold security deposits in a federally insured bank, credit union, or depository institution (§ 535.300(2), RSMo). If a licensed broker is managing the property, the broker must keep separate accounts for each tenant's security deposit unless the fee owner agrees otherwise in writing (§ 339.105(1), RSMo and 20 Mo. CSR 2250-8.220).
Requirements Regarding Interest Payments Made to Residential Tenants	Missouri does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits. Any interest earned on a security deposit belongs to the landlord (§ 535.300(2), RSMo).

MONTANA

Limit on the Amount of a Residential Security Deposit	Montana does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within ten days after inspecting the property if there are no deductions (Mont. Code Ann. § 70-25-202(2)). Otherwise, the landlord must return the deposit within 30 days after the earlier of the date the tenancy terminates or the date the tenant surrenders the premises (Mont. Code Ann. § 70-25-202(1)).
Requirements on the Holding of Residential Security Deposits	Montana does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Montana does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

NEBRASKA

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than one month's rent as a security deposit, except that the landlord may require an additional pet deposit of 1/4 month's rent (Neb. Rev. St. § 76-1416(1)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 14 days after the tenancy terminates (Neb. Rev. St. § 76-1416(2)).
Requirements on the Holding of Residential Security Deposits	Nebraska does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Nebraska does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

NEVADA

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than three months' rent as a security deposit (NRS 118A-242(1)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the tenancy terminates (NRS 118A-242(4)).
Requirements on the Holding of Residential Security Deposits	Nevada does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Nevada does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

NEW HAMPSHIRE

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than the greater of one month's rent or \$100 (N.H. RSA §§ 540-A:6(I)(a)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the tenancy terminates (N.H. RSA §§ 540-A:7(I)).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold security deposits in trust and may not comeingle them with the landlord's personal funds (N.H. RSA §§ 540-A:6(II)(a)). However, a landlord may comeingle all tenant security deposits in a single account held in trust for the tenant at any bank, savings and loan association, or credit union organized under New Hampshire law (N.H. RSA §§ 540-A:6(II)(b)). A landlord may avoid the requirements above by posting a bond written by a company located in New Hampshire with the clerk of the city or town where the residential premises are located in an amount equivalent to the deposit (N.H. RSA §§ 540-A:6(II)(c)).
Requirements Regarding Interest Payments Made to Residential Tenants	A residential landlord must pay the tenant interest after one year at a rate equivalent to the interest rate paid on regular savings accounts where it is deposited (N.H. RSA §§ 540-A:6(IV)(a)).

NEW JERSEY

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than one and a half month's rent as a security deposit (N.J.S.A. 46:8-21.2). This requirement does not apply to owner-occupied premises with two or fewer rental units unless the tenant provides the landlord 30 days written notice invoking it (N.J.S.A. 46:8-26).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within: <ul style="list-style-type: none"> ■ 30 days after the lease terminates. ■ Five days after the tenant is displaced by fire, flood, condemnation, or evacuation. (N.J.S.A. 46:8-21.1) This requirement does not apply to owner-occupied premises with two or fewer rental units unless the tenant provides the landlord 30 days written notice invoking it (N.J.S.A. 46:8-26).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold tenant security deposits in trust and may not comeingle them with the landlord's personal property or assets (N.J.S.A. 46:8-19). Residential landlords with ten or more rental units must hold tenant security deposits in either: <ul style="list-style-type: none"> ■ An insured money market fund established by a New Jersey investment company containing only investments maturing in one year or less. ■ A variable interest rate account in a bank, savings bank, or savings and loan association that is: <ul style="list-style-type: none"> • federally insured; and • state or federally chartered. (N.J.S.A. 46:8-19(a)). Residential landlords with fewer than ten rental units must hold tenant security deposits in a federally insured, New Jersey or federally chartered bank, savings bank, or savings and loan association in an account bearing interest at the rate currently paid by these institutions and associations on time or savings deposits (N.J.S.A. 46:8-19(b)). These requirements do not apply to owner-occupied premises with two or fewer rental units unless the tenant provides the landlord 30 days written notice invoking them (N.J.S.A. 46:8-26).

Requirements Regarding Interest Payments Made to Residential Tenants	<p>A residential landlord must pay the tenant any accumulated interest:</p> <ul style="list-style-type: none"> ■ Yearly in cash or as a rent credit on either: <ul style="list-style-type: none"> • the renewal or anniversary of the tenant’s lease; or • January 31. ■ (N.J.S.A. 46:8-19.) ■ When the tenancy terminates (N.J.S.A. 46:8-21.1). <p>These requirements do not apply to owner-occupied premises with two or fewer rental units unless the tenant provides the landlord 30 days written notice invoking them (N.J.S.A. 46:8-26).</p>
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NEW MEXICO

Limit on the Amount of a Residential Security Deposit	<p>New Mexico does not restrict the amount a residential landlord can require as a security deposit for a lease of one year or more (NMSA 1978, § 47-8-18(A)(2)).</p> <p>A residential landlord may not require more than one month’s rent as a security deposit for a lease of less than one year (NMSA 1978, § 47-8-18(A)(2)).</p>
Requirements Governing the Return of Residential Security Deposits	<p>The landlord must return the deposit within 30 days after the later of the date the rental agreement terminates or the date the tenant vacates the premises (NMSA 1978, § 47-8-18(C)).</p>
Requirements on the Holding of Residential Security Deposits	<p>New Mexico does not prohibit comingling residential security deposits with other funds.</p>
Requirements Regarding Interest Payments Made to Residential Tenants	<p>If a residential landlord requires more than one month’s rent as a security deposit, the landlord must pay the tenant annual interest equal to the passbook interest permitted to savings and loan associations in New Mexico by the federal home loan bank board (NMSA 1978, § 47-8-18(A)(1)).</p>

NEW YORK

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than one month’s rent as a security deposit (N.Y. Gen. Oblig. Law § 7-108(1-a)(a)).</p>
Requirements Governing the Return of Residential Security Deposits	<p>The landlord must return the deposit within 14 days after the tenant vacates the premises (N.Y. Gen. Oblig. Law § 7-108(1-a)(e)).</p>
Requirements on the Holding of Residential Security Deposits	<p>A residential landlord must hold a tenant’s security deposit in trust on behalf of the tenant and may not comeingle the security deposit with the landlord’s personal funds or make the deposit an asset of the landlord (N.Y. Gen. Oblig. Law § 7-103(1)).</p> <p>The landlord must hold the deposit in an interest-bearing account at a bank located in New York for:</p> <ul style="list-style-type: none"> ■ Non-rent-regulated properties of six or more family dwelling units (N.Y. Gen. Oblig. Law § 7-103(2-a)). ■ Rent-stabilized units under the New York Rent Stabilization Code (9 NYCRR 2525.4(a)). ■ Rent-stabilized units under the New York Emergency Tenant Protection Regulations (9 NYCRR 2505.4(a)). ■ Rent-controlled units under the New York City Rent and Eviction Regulations (9 NYCRR 2205.5). ■ Rent-controlled units under the New York State Rent and Eviction Regulations (9 NYCRR 2105.5). <p>Residential landlords are not required to hold security deposits in a bank for properties that:</p> <ul style="list-style-type: none"> ■ Are not rent-regulated. ■ Contain fewer than six family dwelling units.
Requirements Regarding Interest Payments Made to Residential Tenants	<p>If the landlord puts the deposit in an interest-bearing account, the landlord can keep 1% per year as an administrative fee and holds the balance of the interest in trust until the landlord:</p> <ul style="list-style-type: none"> ■ Pays the interest to the tenant at termination of the tenancy. ■ Applies the interest to any unpaid rent annually. ■ Pays the interest to the tenant annually. <p>(N.Y. Gen. Oblig. Law § 7-103(2).)</p>

NORTH CAROLINA

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than the following as a security deposit:</p> <ul style="list-style-type: none"> ■ Two weeks' rent for week-to-week tenancies. ■ One and a half months' rent for month-to-month tenancies. ■ Two months' rent for tenancies longer than two months. <p>(N.C.G.S. § 42-51(b).)</p> <p>The landlord may also charge a reasonable nonrefundable pet fee (N.C.G.S. § 42-53).</p>
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the tenancy terminates and the tenant delivers possession of the premises to the landlord (N.C.G.S. § 42-52).
Requirements on the Holding of Residential Security Deposits	<p>Residential landlords must do one of the following:</p> <ul style="list-style-type: none"> ■ Hold tenant security deposits in a trust account with a licensed and federally insured bank or savings institution in North Carolina. ■ Hold tenant security deposits in a trust account outside North Carolina if the landlord provides the tenant with an adequate bond in the amount of the deposit. ■ Furnish a bond from an insurance company licensed in North Carolina. <p>(N.C.G.S. § 42-50.)</p>
Requirements Regarding Interest Payments Made to Residential Tenants	North Carolina does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

NORTH DAKOTA

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than the following as a security deposit:</p> <ul style="list-style-type: none"> ■ One month's rent. ■ If the tenant has a pet, the greater of: <ul style="list-style-type: none"> • \$2,500; or • two months' rent. ■ Two month's rent if the tenant: <ul style="list-style-type: none"> • was convicted of a felony offense; or • has had a judgment entered against them for violating the terms of a previous rental agreement. <p>(N.D.C.C. § 47-16-07.1(1), (2).)</p>
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the lease terminates and the tenant delivers possession (N.D.C.C. § 47-16-07.1(3)).
Requirements on the Holding of Residential Security Deposits	A residential landlord must hold a tenant's security deposit in a federally insured, interest-bearing checking or savings account for the tenant's benefit (N.D.C.C. § 47-16-07.1(1)).
Requirements Regarding Interest Payments Made to Residential Tenants	A residential landlord must pay the tenant interest when the lease terminates (N.D.C.C. § 47-16-07.1(1)).

OHIO

Limit on the Amount of a Residential Security Deposit	Ohio does not restrict the amount a residential landlord can require as a security deposit (see Security Deposits (Residential Leases) (OH) (W-000-3250)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the rental agreement terminates and the tenant delivers possession (Ohio R.C. 5321.16(B)).
Requirements on the Holding of Residential Security Deposits	Ohio does not prohibit comingling residential security deposits with other funds (see Security Deposits (Residential Leases) (OH) (W-000-3250)).
Requirements Regarding Interest Payments Made to Residential Tenants	If the security deposit is more than the greater of \$50 or one month's rent and the tenant stays more than six months, the landlord must pay the tenant interest on the excess annually at a rate of 5% per annum (Ohio R.C. 5321.16(A)).

OKLAHOMA

Limit on the Amount of a Residential Security Deposit	Oklahoma does not restrict the amount a residential landlord can require as a security deposit.
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Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 45 days after the tenancy terminates, the tenant delivers possession, and the tenant makes a written demand for the deposit. If the tenant fails to demand the return of the deposit in writing within six months, the deposit becomes the landlord's money (Okla. Stat. tit. 41, § 115(B).)
Requirements on the Holding of Residential Security Deposits	A residential landlord must hold a tenant's security deposit in an escrow account in a federally insured financial institution in Oklahoma (Okla. Stat. tit. 41, § 115(A)).
Requirements Regarding Interest Payments Made to Residential Tenants	Oklahoma does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (Okla. Stat. tit. 41, § 115).

OREGON

Limit on the Amount of a Residential Security Deposit	Oregon does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 31 days after the tenancy terminates and the tenant delivers possession (Or. Rev. Stat. § 90.300(13)).
Requirements on the Holding of Residential Security Deposits	Oregon does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Oregon does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

PENNSYLVANIA

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than the following as a security deposit:</p> <ul style="list-style-type: none"> ■ Two months' rent during the first year of tenancy (68 P.S. § 250.511a(a)). ■ One month's rent for the second and later years (68 P.S. § 250.511a(b)). <p>After five years tenancy, increases in rent may not be accompanied by equivalent increases in the security deposit (68 P.S. § 250.511a(d)).</p>
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the earlier of the date the lease terminates or the date the tenant surrenders the premises (68 P.S. § 250.512).
Requirements on the Holding of Residential Security Deposits	A residential landlord must hold a tenant's security deposit in an escrow account in a federally or state regulated institution or furnish a bond issued by a bonding company authorized to do business in Pennsylvania (68 P.S. §§ 250.511b(a) and 250.511c).
Requirements Regarding Interest Payments Made to Residential Tenants	<p>If the landlord holds the original security deposit in an interest-bearing escrow savings account for more than two years, the landlord may retain a 1% administrative fee (68 P.S. § 250.511b(b)). The landlord must pay any remaining interest to the tenant annually on the lease anniversary date (68 P.S. § 250.511b(b)).</p> <p>If the landlord requires the tenant to provide a security deposit during the third or following year of a lease or during any renewal after two years of tenancy, the landlord must pay interest on those funds when the lease terminates or the tenant surrenders the premises (68 P.S. § 250.511a(c)).</p>

RHODE ISLAND

Limit on the Amount of a Residential Security Deposit	<p>A residential landlord may not require more than one month's rent as a security deposit (R.I. Gen. Laws § 34-18-19(a)).</p> <p>However, if the landlord is providing furniture with a replacement value of \$5,000 or more at the time the lease is executed, the landlord may charge a separate furniture security deposit of up to one month's rent (R.I. Gen. Laws § 34-18-19(e)).</p>
Requirements Governing the Return of Residential Security Deposits	<p>The landlord must return the deposit within 20 days after the later of:</p> <ul style="list-style-type: none"> ■ The date the tenancy terminates. ■ The date the tenant delivers possession. ■ The date the tenant provides the landlord with a forwarding address for the purpose of receiving the security deposit. <p>(R.I. Gen. Laws § 34-18-19(b).)</p>
Requirements on the Holding of Residential Security Deposits	Rhode Island does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Rhode Island does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

SOUTH CAROLINA

Limit on the Amount of a Residential Security Deposit	South Carolina does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the later of: <ul style="list-style-type: none"> ■ The date the tenancy terminates. ■ The date the tenant delivers possession of the premises. ■ The date the tenant demands the deposit. (S.C. Code Ann. § 27-40-410(a).)
Requirements on the Holding of Residential Security Deposits	South Carolina does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	South Carolina does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

SOUTH DAKOTA

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than one month's rent as a security deposit except where special conditions pose a danger to the maintenance of the premises (SDCL 43-32-6.1).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within two weeks; however, within 45 days after the tenancy terminates and the landlord receives the tenant's mailing address or delivery instructions (SDCL 43-32-24).
Requirements on the Holding of Residential Security Deposits	South Dakota does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	South Dakota does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

TENNESSEE

Limit on the Amount of a Residential Security Deposit	Tennessee does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must send a notification of the amount of any refund due to the tenant to the tenant's last known address. If the tenant fails to respond within 60 days, the landlord may keep the deposit (T.C.A. § 66-28-301(f)).
Requirements on the Holding of Residential Security Deposits	Residential landlords must hold all tenant security deposits in an account used only for that purpose in a state or federally regulated bank or lending institution (T.C.A. § 66-28-301(a)).
Requirements Regarding Interest Payments Made to Residential Tenants	Tennessee does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

TEXAS

Limit on the Amount of a Residential Security Deposit	Texas does not restrict the amount a residential landlord can require as a security deposit (see Practice Note, Security Deposits (Residential and Commercial Leases) (TX) (W-000-0357)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the date the tenant surrenders the premises and the tenant provides a forwarding address in writing for the purpose of refunding the security deposit (Tex. Prop. Code Ann. §§ 92.103 and 92.107(a)).
Requirements on the Holding of Residential Security Deposits	Texas does not prohibit comingling residential security deposits with other funds (see Practice Note, Security Deposits (Residential and Commercial Leases) (TX) (W-000-0357)).
Requirements Regarding Interest Payments Made to Residential Tenants	Texas does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see Practice Note, Security Deposits (Residential and Commercial Leases) (TX) (W-000-0357)).

UTAH

Limit on the Amount of a Residential Security Deposit	Utah does not restrict the amount a residential landlord can require as a security deposit.
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Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 30 days after the date the tenant vacates the premises and returns possession to the landlord (Utah Code § 57-17-3(2)).
Requirements on the Holding of Residential Security Deposits	Utah does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Utah does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

VERMONT

Limit on the Amount of a Residential Security Deposit	Vermont does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 14 days after either: <ul style="list-style-type: none"> ■ The date the landlord discovers the tenant has vacated or abandoned the premises. ■ The date the tenant vacated the premises if the tenant provided the landlord notice of that date. (9 V.S.A. § 4461(c).)
Requirements on the Holding of Residential Security Deposits	Vermont does not prohibit comingling residential security deposits with other funds and does not permit towns or municipalities to adopt any ordinance limiting how a security deposit is held (9 V.S.A. § 4461(g)).
Requirements Regarding Interest Payments Made to Residential Tenants	Vermont does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits. However, towns or municipalities may adopt ordinances governing security deposits which may authorize the payment of interest (9 V.S.A. § 4461(g)).

VIRGINIA

Limit on the Amount of a Residential Security Deposit	A residential landlord may not require more than two months' rent as a security deposit (Va. Code Ann. § 55.1-1226(A)).
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 45 days after the date the tenancy terminates (Va. Code Ann. § 55.1-1226(A)). If a tenant fails to provide a forwarding address the landlord may hold the deposit in escrow and on the expiration of one year from the end of the 45-day period, the landlord may remit the deposit to the Virginia State Treasurer as unclaimed property (Va. Code Ann. § 55.1-1226(B)).
Requirements on the Holding of Residential Security Deposits	Virginia does not prohibit comingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Virginia does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

WASHINGTON

Limit on the Amount of a Residential Security Deposit	Washington does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 21 days after: <ul style="list-style-type: none"> ■ The rental agreement terminates and the tenant vacates the premises. ■ The landlord learns that the tenant abandoned the property. (RCW 59.18.280(1).)
Requirements on the Holding of Residential Security Deposits	A residential landlord must hold security deposits in a trust account maintained for the purpose of holding tenant security deposits in a financial institution or with a licensed escrow agent located in Washington (RCW 30.22.041 and 59.18.270). Washington does not prohibit comingling residential security deposits but the tenant's claim to their security deposit is prior to that of any creditor of the landlord, including a trustee in bankruptcy or receiver (RCW 59.18.270).
Requirements Regarding Interest Payments Made to Residential Tenants	Washington does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

WEST VIRGINIA

Limit on the Amount of a Residential Security Deposit	West Virginia does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within the shorter of 60 days after the tenancy terminates or 45 days after the next tenant occupies the premises (W. Va. Code §§ 37-6A-1(7) and 37-6A-2(a)).
Requirements on the Holding of Residential Security Deposits	West Virginia does not prohibit commingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	West Virginia does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

WISCONSIN

Limit on the Amount of a Residential Security Deposit	Wisconsin does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within 21 days after: <ul style="list-style-type: none"> ■ The date the rental agreement terminates, if the tenant vacates on the date the rental agreement terminates. ■ The earlier of the date the rental agreement terminates or the date the landlord rerents the premises, if the tenant vacates or is evicted before the date the rental agreement terminates. ■ The date the landlord learns the tenant vacated or was removed from the premises, if the tenant vacates or is evicted after the date the rental agreement terminates. (Wis. Stat. Ann. § 704.28(4) and WI ADC s ATPC 134.06(2).)
Requirements on the Holding of Residential Security Deposits	Wisconsin does not prohibit commingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Wisconsin does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

WYOMING

Limit on the Amount of a Residential Security Deposit	Wyoming does not restrict the amount a residential landlord can require as a security deposit.
Requirements Governing the Return of Residential Security Deposits	The landlord must return the deposit within the later of 30 days after the date the rental agreement terminates or 15 days after receiving tenant's forwarding address (Wyo. Stat. Ann. § 1-21-1208(a)). Utility deposits must be returned within 10 to 75 days after the date the rental agreement terminates, depending on the circumstances (Wyo. Stat. Ann. § 1-21-1208(b)).
Requirements on the Holding of Residential Security Deposits	Wyoming does not prohibit commingling residential security deposits with other funds.
Requirements Regarding Interest Payments Made to Residential Tenants	Wyoming does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (Wyo. Stat. Ann. § 1-21-1208(a)).

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