Security Deposit Limits by State (2026)

Maximum deposits and statutory return deadlines for all 50 states + DC, verified July 2026

The cap is the most a landlord may collect as a security deposit; the deadline is the statutory window for returning it or sending the itemized deduction statement after move-out. Pet-deposit allowances and split deadlines are noted in place. Statute citations and source links for every row: clearlegaltips.com/security-deposit-limits-by-state/

Alabama through Missouri

State	Max deposit	Return deadline
Alabama	1 month (pet/risk add-ons allowed)	60 days
Alaska	2 months (+1 mo pet; >$2,000/mo units exempt)	14 days; 30 with deductions
Arizona	1.5 months	14 business days
Arkansas	2 months (6+ unit/corporate landlords only)	60 days
California	1 month (AB 12, since Jul 2024)	21 days
Colorado	2 months	1 month (lease may extend to 60 days)
Connecticut	2 months (1 if tenant 62+)	21 days (since Oct 2023)
Delaware	1 month (year+ leases)	20 days
District of Columbia	1 month	45 days (+30 to itemize)
Florida	No limit	15 days; 30-day claim notice with deductions
Georgia	2 months (first cap, since Jul 2024)	30 days
Hawaii	1 month (+1 mo pet)	14 days
Idaho	No limit	21 days (lease may set up to 30)
Illinois	No limit (Chicago differs)	45 days
Indiana	No limit	45 days
Iowa	2 months	30 days
Kansas	1 mo (1.5 furnished; +half-month pet)	30 days
Kentucky	No limit	30 days
Louisiana	No limit	1 month
Maine	2 months	30 days (21 at-will)
Maryland	1 month (since Oct 2024)	45 days
Massachusetts	1 month	30 days
Michigan	1.5 months	30 days
Minnesota	No limit (Minneapolis: 1 mo)	21 days

State	Max deposit	Return deadline
Mississippi	No limit	45 days
Missouri	2 months	30 days

Montana through Wyoming

State	Max deposit	Return deadline
Montana	No limit	10 days; 30 with deductions
Nebraska	1 month (+quarter-month pet)	14 days
Nevada	3 months (highest cap)	30 days
New Hampshire	1 month or $100 (greater)	30 days
New Jersey	1.5 months	30 days
New Mexico	1 month (leases of 1 yr or less)	30 days
New York	1 month	14 days
North Carolina	2 wks / 1.5 mo / 2 mo (by tenancy)	30 days (60 final accounting)
North Dakota	1 month (+pet: $2,500 or 2 mo)	30 days
Ohio	No limit	30 days
Oklahoma	No limit	45 days (after written demand)
Oregon	No limit	31 days
Pennsylvania	2 months yr 1; 1 month after	30 days
Rhode Island	1 month	20 days
South Carolina	No limit	30 days
South Dakota	1 month	2 weeks; balance within 45 days
Tennessee	No limit	30 days
Texas	No limit	30 days
Utah	No limit	30 days
Vermont	No limit (Burlington: 1 mo)	14 days (60 seasonal)
Virginia	2 months	45 days
Washington	No limit (Seattle: 1 mo)	30 days (since Jul 2023)
West Virginia	No limit	60 days (45 if new tenant moves in)
Wisconsin	No limit	21 days
Wyoming	No limit	30 days (or 15 after new address, later)

Rules the table cannot show

- Interest states: NJ, MA, MN (1%), CT, NH (1 yr+), PA (yr 3+), OH (large deposits, 6 mo+), NM (excess over 1 month), ND (9 mo+ tenancies), DC, plus Chicago by ordinance.

- Escrow or trust-account states include GA, MA, NJ, OK, AK, ME, and DC; Massachusetts adds strict receipt requirements.
- Missing the deadline usually forfeits all deductions; about 20 states add double damages, and TX, SC, and MA allow up to triple.
- New York's rule is the bluntest: miss the 14-day window and the entire deposit must be returned, damage or not.
- Several clocks start only after the tenant provides a forwarding address (IA, WY, RI) or a written demand (OK, SC): tenants should send both in writing at move-out.

INSTRUCTIONS FOR USE

Every cap and deadline was verified against the state statute or session law in July 2026. Legislatures amend these rules; confirm your state's current statute (linked in the online table) before acting. The maintained table, CSV dataset, and deposit letter templates live at clearlegaltips.com/security-deposit-limits-by-state/