

Landlord Move-In/Move-Out Checklist

+ State Security Deposit Rules quick sheet · LandlordLawGuide (landlordlawguide.com) · Generated 2026-10-15

Not legal advice. General information only; laws change and local rules, lease terms and facts matter. Check the official source cited for each rule and consult a licensed attorney in your state before acting.

Move-in checklist (good practice, not a legal requirement)

- ☐ Walk through every room with the tenant; record condition of walls, floors, fixtures, appliances
- ☐ Take dated photos/video of each room, including inside appliances and cabinets
- ☐ Both parties sign and date the condition report; give the tenant a copy
- ☐ Record meter readings, keys/fobs/remotes handed over, and smoke/CO detector tests
- ☐ Give a written receipt for the security deposit and note where it is held
- ☐ Check your state's deposit rules (table below) before collecting the deposit

Move-out checklist (good practice, not a legal requirement)

- ☐ Get the tenant's forwarding address in writing
- ☐ Inspect against the move-in report and photos; photograph every room again
- ☐ Separate normal wear and tear from damage; keep invoices or written estimates for deductions
- ☐ Record meter readings and collect all keys/fobs
- ☐ Note the move-out date and calculate your state's return deadline (table below)
- ☐ Send an itemized statement plus any refund on time, using a trackable method; keep copies

State security deposit rules (verified only)

Each rule below was read on an official statute or government page, cited with its URL and last-checked date. 90 verified rules across 48 states. States not listed have not been verified yet; we never publish estimated figures.

State	Deposit limit	Deposit return deadline
Alabama	No more than one month's rent, except additional deposits for pets, changes to the premises, or increased liability risks. Ala. Code § 35-9A-201(a) — https://alison.legislature.state.al.us/code-of-alabama?section=35-9A-201 (checked 2026-10-15)	Refund or itemized list of deductions within 60 days after the tenancy ends and possession is delivered; if late, the landlord owes double the original deposit. Ala. Code § 35-9A-201(b), (c), (f) — https://alison.legislature.state.al.us/code-of-alabama?section=35-9A-201 (checked 2026-10-15)
Alaska	No more than 2 months' rent (doesn't apply where rent exceeds \$2,000 a month). AS 34.03.070(a) — https://www.akleg.gov/basis/statutes.asp?media=print&secStart=34.03.070&secEnd=34.03.070 (checked 2026-10-15)	Within 14 days after the tenancy ends and possession is delivered, or 30 days if deductions are made for damage (notice conditions apply). AS 34.03.070(g) — https://www.akleg.gov/basis/statutes.asp?media=print&secStart=34.03.070&secEnd=34.03.070 (checked 2026-10-15)
Arizona	Security, including prepaid rent, may not exceed 1.5 months' rent (a tenant may voluntarily prepay more). A.R.S. § 33-1321(A) — https://azleg.gov/ars/33/01321.htm (checked 2026-10-15)	Within 14 days (excluding weekends and legal holidays) after the tenancy ends, possession is returned, and the tenant demands it: an itemized list of deductions plus any amount due. A.R.S. § 33-1321(D) — https://azleg.gov/ars/33/01321.htm (checked 2026-10-15)
Arkansas	No more than 2 months' rent (applies to landlords renting 6 or more units). Ark. security-deposit law, as summarized by the Arkansas Attorney General — https://arkansasag.gov/divisions/public-protection/homes/landlord-and-tenant-rights/ (checked 2026-10-15)	Within 60 days after the tenant vacates, with a written itemized list of any deductions (landlords with 6+ units). Ark. security-deposit law, as summarized by the Arkansas Attorney General — https://arkansasag.gov/divisions/public-protection/homes/landlord-and-tenant-rights/ (checked 2026-10-15)
California	Generally capped at one month's rent, in addition to first month's rent. Up to two months is allowed for a small landlord: a natural person, or an LLC whose members are all natural persons, owning no more than two residential rental properties with no more than four units in total (rule in effect from July 1, 2024). Cal. Civ. Code § 1950.5(c) — https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1950.5 (checked 2026-10-15)	Within 21 calendar days after the tenant moves out: an itemized statement plus any remaining deposit. If repairs can't be finished in time, deduct a good-faith estimate and send the final accounting within 14 days of completing the work. Cal. Civ. Code § 1950.5(h) — https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1950.5 (checked 2026-10-15)
Colorado	No more than two months' rent. C.R.S. § 38-12-102.5 (Colorado Legislative Council summary) — https://content.leg.colorado.gov/sites/default/files/Renters%20Rights%20-%20Colorado%20Law%20Summary-accessible.pdf (checked 2026-10-15)	Within 30 days after the lease ends or the premises are surrendered, whichever is later (a lease may extend this to no more than 60 days). Include a written statement of the exact reasons for anything kept. C.R.S. § 38-12-103(1) — https://content.leg.colorado.gov/sites/default/files/Renters%20Rights%20-%20Colorado%20Law%20Summary-accessible.pdf (checked 2026-10-15)
Connecticut	Maximum two months' rent; one month's rent if the tenant is 62 or older. Conn. Gen. Stat. § 47a-21(b) — https://www.cga.ct.gov/current/pub/chap_831.htm (checked 2026-10-15)	Within 21 days after the tenancy ends, or 15 days after receiving the tenant's written forwarding address, whichever is later. Includes accrued interest and an itemized statement of deductions. Penalty for violations: twice the deposit. Conn. Gen. Stat. § 47a-21(d) — https://www.cga.ct.gov/current/pub/chap_831.htm (checked 2026-10-15)

State	Deposit limit	Deposit return deadline
Delaware	No more than 1 month's rent for leases of 1 year or more, or month-to-month tenancies that have lasted 1 year or more (furnished units excepted). 25 Del. C. § 5514(a) — https://delcode.delaware.gov/title25/c055/index.shtml (checked 2026-10-15)	Within 20 days after the lease ends, provide an itemized list of damages and return the balance; failure entitles the tenant to double the amount wrongfully withheld. 25 Del. C. § 5514 — https://delcode.delaware.gov/title25/c055/index.shtml (checked 2026-10-15)
Florida	<i>Not yet verified</i>	No claim: return within 15 days after the rental agreement ends. To claim against the deposit, send written notice by certified mail or e-mail within 30 days; otherwise the landlord forfeits the right to claim against the deposit. Fla. Stat. § 83.49(3) — http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0000-0099/0083/Sections/0083.49.html (checked 2026-10-15)
Georgia	A landlord cannot require a security deposit of more than 2 months' rent. Georgia Landlord-Tenant Handbook (Dept. of Community Affairs) — https://dca.georgia.gov/document/manuals/georgia-landlord-tenant-handbook-english/download (checked 2026-10-15)	Within 30 days after the landlord regains possession: return the deposit, or a written statement of the exact reasons for withholding plus the balance (Georgia Attorney General's summary of the statute). O.C.G.A. § 44-7-34 — https://consumered.georgia.gov/ask-ed/2023-02-14/landlord-has-not-returned-security-deposit (checked 2026-10-15)
Hawaii	No more than one month's rent (plus an agreed pet deposit, itself capped, where pets are allowed). HRS § 521-44 — https://www.capitol.hawaii.gov/hrscurrent/Vol12_Ch0501-0588/HRS0521/HRS_0521-0044.htm (checked 2026-10-15)	Within 14 days after the rental agreement ends; otherwise the landlord can't keep any of the deposit. HRS § 521-44 — https://www.capitol.hawaii.gov/hrscurrent/Vol12_Ch0501-0588/HRS0521/HRS_0521-0044.htm (checked 2026-10-15)
Idaho	No maximum. Idaho's security deposit section governs refunds and deductions but sets no cap on the amount. Idaho Code § 6-321 — https://legislature.idaho.gov/statutesrules/idstat/Title6/T6CH3/SECT6-321/ (checked 2026-10-15)	Within 21 days if the lease sets no time, and in any event within 30 days after the tenant surrenders the premises. Idaho Code § 6-321 — https://legislature.idaho.gov/statutesrules/idstat/Title6/T6CH3/SECT6-321/ (checked 2026-10-15)
Illinois	No statewide limit. The Illinois Attorney General says deposits are usually one month's rent, but there is no legal limit on the amount (check local ordinances). Illinois Attorney General, Landlord and Tenant Rights and Laws — https://illinoisattorneygeneral.gov/Page-Attachments/LandlordAndTenantRightsLaws.pdf (checked 2026-10-15)	To withhold for damage: send an itemized statement with costs within 30 days after the tenant vacates (paid receipts within 30 days if estimates were used). With no statement, return the full deposit within 45 days of move-out. Bad faith can cost twice the deposit. 765 ILCS 710/1 — https://ilga.gov/legislation/ilcs/fulltext.asp?DocName=076507100K1 (checked 2026-10-15)
Indiana	No maximum. Indiana's security deposit chapter governs return and deductions but sets no cap on the amount. IC 32-31-3 — https://iga.in.gov/ic/2026/Title_32/Article_31/Chapter_3.pdf (checked 2026-10-15)	Itemized notice of deductions and the balance are due within 45 days after the lease ends and possession is delivered. IC 32-31-3-12(a) — https://iga.in.gov/ic/2026/Title_32/Article_31/Chapter_3.pdf (checked 2026-10-15)
Iowa	No more than 2 months' rent. Iowa Code § 562A.12(1) — https://www.legis.iowa.gov/docs/code/2026/562A.pdf (checked 2026-10-15)	Within 30 days after the tenancy ends and the tenant gives a mailing address: return the deposit or give a written statement of specific reasons for withholding. Iowa Code § 562A.12(3) — https://www.legis.iowa.gov/docs/code/2026/562A.pdf (checked 2026-10-15)
Kansas	No more than 1 month's rent (unfurnished); up to 1.5 months if furnished; plus up to half a month's rent extra for pets. K.S.A. 58-2550(a) — https://www.ksrevisor.gov/statutes/chapters/ch58/058_025_0050.html (checked 2026-10-15)	Within 14 days after the amount of deductions is determined, and no later than 30 days after the tenancy ends, possession is delivered and the tenant demands it. K.S.A. 58-2550(b) — https://www.ksrevisor.gov/statutes/chapters/ch58/058_025_0050.html (checked 2026-10-15)

State	Deposit limit	Deposit return deadline
Kentucky	No maximum in the URLTA deposit section (it requires a separate account and move-in and move-out damage lists). KRS 383.580 — https://apps.legislature.ky.gov/law/statutes/statute.aspx?id=35733 (checked 2026-10-15)	No fixed refund deadline: the landlord must send the tenant notice of any refund due, and may keep the deposit if the tenant doesn't respond within 60 days. If the tenant leaves owing the last month's rent and doesn't ask for the deposit, the landlord may apply it after 30 days. KRS 383.580(6), (7) — https://apps.legislature.ky.gov/law/statutes/statute.aspx?id=35733 (checked 2026-10-15)
Louisiana	No maximum. Louisiana's deposit statute requires return within one month and an itemized statement for any amount kept, but sets no cap on the amount. La. R.S. 9:3251 — https://www.legis.la.gov/Legis/Law.aspx?d=107468 (checked 2026-10-15)	Within one month after the lease ends. An itemized statement of any amounts kept is due within one month, or within 15 days after that one-month date. La. R.S. 9:3251(A) — https://www.legis.la.gov/Legis/Law.aspx?d=107468 (checked 2026-10-15)
Maine	May not exceed 2 months' rent. 14 M.R.S. § 6032 — https://legislature.maine.gov/statutes/14/title14sec6032.html (checked 2026-10-15)	Written lease: within the time stated in the lease, but no more than 30 days. Tenancy at will: within 21 days after the tenancy ends or the premises are surrendered, whichever is later. 14 M.R.S. § 6033 — https://legislature.maine.gov/statutes/14/title14sec6033.html (checked 2026-10-15)
Maryland	For leases signed on or after Oct 1, 2024: no more than one month's rent, with limited exceptions (e.g., up to two months for certain utility-assistance tenants). Md. Code, Real Prop. § 8-203 (DHCD FAQ) — https://dhcd.maryland.gov/turningthekey/documents/hb693-faq.pdf (checked 2026-10-15)	Within 45 days after the tenancy ends: a written list of charges with supporting documents, plus the rest of the deposit with interest. Md. Code, Real Prop. §§ 8-203, 8-203.1 (DHCD Tenant Bill of Rights) — https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Documents/Tenant-Bill-of-Rights-V2.pdf (checked 2026-10-15)
Massachusetts	A security deposit of no more than the first month's rent. A landlord may also collect first and last month's rent and the cost of a new lock and key. M.G.L. c. 186, § 15B(1) — https://malegislature.gov/Laws/GeneralLaws/PartII/TitleI/Chapter186/Section15b (checked 2026-10-15)	Within 30 days after the tenancy ends: return the deposit or balance. Any deduction for damage needs a sworn, itemized list plus estimates, bills, or receipts within the same 30 days, or the right to keep any of it is lost. M.G.L. c. 186, § 15B(4) — https://www.mass.gov/info-details/find-out-what-landlords-can-use-security-deposits-for (checked 2026-10-15)
Michigan	Maximum 1.5 times the monthly rent. MCL 554.602 (Michigan Legislature, A Practical Guide for Tenants & Landlords, rev. 3/2026) — https://www.legislature.mi.gov/publications/tenantlandlord.pdf (checked 2026-10-15)	To claim damages, mail the tenant an itemized notice of damages, with estimated repair costs, within 30 days after occupancy ends. MCL 554.609 — https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-554-609 (checked 2026-10-15)
Minnesota	No maximum. Minnesota's deposit statute sets interest, return and withholding rules but no cap on the amount. Minn. Stat. § 504B.178 — https://www.revisor.mn.gov/statutes/cite/504B.178 (checked 2026-10-15)	Within three weeks after the tenancy ends (and after receiving the tenant's mailing address or delivery instructions): return the deposit with interest, or a written statement of reasons for withholding. Minn. Stat. § 504B.178 — https://www.revisor.mn.gov/statutes/cite/504B.178 (checked 2026-10-15)
Missouri	No more than two months' rent. RSMo § 535.300(1) — https://www.revisor.mo.gov/main/OneSection.aspx?section=535.300 (checked 2026-10-15)	Within 30 days after the tenancy ends: return the full deposit, or an itemized list of damages for any amount kept. RSMo § 535.300(3) — https://www.revisor.mo.gov/main/OneSection.aspx?section=535.300 (checked 2026-10-15)

State	Deposit limit	Deposit return deadline
Montana	<i>Not yet verified</i>	Generally within 30 days after the tenancy ends or the premises are surrendered (whichever comes first), with a written list of charges and the refund; subsection (2) sets exceptions. MCA § 70-25-202(1) — https://mca.legmt.gov/bills/mca/title_0700/chapter_0250/part_0020/section_0020/0700-0250-0020-0020.html (checked 2026-10-15)
Nebraska	No more than one month's periodic rent, plus a pet deposit of up to one-fourth of one month's rent. Neb. Rev. Stat. § 76-1416(1) — https://nebraskalegislature.gov/laws/statutes.php?statute=76-1416 (checked 2026-10-15)	Within 14 days after the tenancy ends. Neb. Rev. Stat. § 76-1416(2) — https://nebraskalegislature.gov/laws/statutes.php?statute=76-1416 (checked 2026-10-15)
Nevada	Deposit plus any surety bond (including last month's rent) may not exceed 3 months' periodic rent. NRS 118A.242(1) — https://www.leg.state.nv.us/NRS/NRS-118A.html (checked 2026-10-15)	Itemized accounting and the remaining deposit are due within 30 days after the tenancy ends. NRS 118A.242(4) — https://www.leg.state.nv.us/NRS/NRS-118A.html (checked 2026-10-15)
New Hampshire	No more than 1 month's rent or \$100, whichever is greater. RSA 540-A:6, I(a) — https://www.gencourt.state.nh.us/rsa/html/LV/540-A/540-A-6.htm (checked 2026-10-15)	Within 30 days after the tenancy ends, with any interest due and a written itemized list of damages. RSA 540-A:7, I — https://www.gencourt.state.nh.us/rsa/html/LV/540-A/540-A-7.htm (checked 2026-10-15)
New Jersey	No more than 1.5 times one month's rent. Any additional deposit collected each year may not exceed 10% of the current deposit. N.J.S.A. 46:8-21.2 — https://lis.njleg.state.nj.us/nxt/gateway.dll/statutes/1/44283/44474 (checked 2026-10-15)	Within 30 days after the tenant moves out: return the deposit plus interest, less itemized deductions. A tenant who wins in court gets double the amount owed, plus costs. N.J.S.A. 46:8-21.1 (NJ Courts summary) — https://www.njcourts.gov/faq/what-happens-residential-security-deposit (checked 2026-10-15)
New Mexico	Leases under one year: no more than one month's rent. Annual leases: more is allowed, but the owner must pay the tenant annual interest on a deposit over one month's rent. NMSA 1978, § 47-8-18(A) — https://rld.nm.gov/wp-content/uploads/2021/06/00-2019-NM-UORRA-CHAPTER-47-for-web-publication.pdf (checked 2026-10-15)	Itemized list of deductions and any balance within 30 days after the agreement ends or the tenant leaves, whichever is later. NMSA 1978, § 47-8-18(C) — https://rld.nm.gov/wp-content/uploads/2021/06/00-2019-NM-UORRA-CHAPTER-47-for-web-publication.pdf (checked 2026-10-15)
New York	No more than one month's rent (exceptions for certain seasonal-use units and owner-occupied co-ops). N.Y. Gen. Oblig. Law § 7-108(1-a)(a) — https://www.nysenate.gov/legislation/laws/GOB/7-108 (checked 2026-10-15)	Within 14 days after the tenant moves out: an itemized statement of any amount kept, plus the rest of the deposit. Missing the deadline forfeits the right to keep any of it. N.Y. Gen. Oblig. Law § 7-108(1-a)(e) — https://www.nysenate.gov/legislation/laws/GOB/7-108 (checked 2026-10-15)
North Carolina	Two weeks' rent for week-to-week tenancies, 1.5 months' rent for month-to-month, and 2 months' rent for terms longer than month-to-month. N.C. Gen. Stat. § 42-51(b) — https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/BySection/Chapter_42/GS_42-51.html (checked 2026-10-15)	Itemized accounting plus balance within 30 days after the tenancy ends and possession is returned. If the claim can't be determined by then, send an interim accounting within 30 days and a final accounting within 60 days. N.C. Gen. Stat. § 42-52 — https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/BySection/Chapter_42/GS_42-52.html (checked 2026-10-15)
North Dakota	No more than one month's rent (up to two months in specified cases); a separate pet deposit is also allowed, with its own cap. N.D.C.C. § 47-16-07.1 — https://ndlegis.gov/cencode/t47c16.pdf (checked 2026-10-15)	Return with a written notice within 30 days after the lease ends and the tenant delivers possession. N.D.C.C. § 47-16-07.1 — https://ndlegis.gov/cencode/t47c16.pdf (checked 2026-10-15)

State	Deposit limit	Deposit return deadline
Ohio	<i>Not yet verified</i>	Itemized written notice of deductions plus any amount due within 30 days after the rental agreement ends and possession is returned. The tenant must give a forwarding address in writing. Ohio Rev. Code § 5321.16(B) — https://codes.ohio.gov/ohio-revised-code/section-5321.16 (checked 2026-10-15)
Oklahoma	<i>Not yet verified</i>	Within 45 days after the tenancy ends, possession is delivered and the tenant makes a written demand (the demand must be made within 6 months). 41 O.S. § 115(B) — https://www.oscn.net/applications/oscn/DeliverDocument.asp?CiteID=71764 (checked 2026-10-15)
Oregon	No maximum amount. The governing section requires a receipt and listing in the lease and bars new or increased deposits in the first year (with exceptions), but sets no cap. ORS 90.300 — https://www.oregonlegislature.gov/bills_laws/ors/ors090.html (checked 2026-10-15)	Landlord must give a written accounting and return any unclaimed deposit within 31 days after the tenancy ends and the tenant delivers possession. ORS 90.300(12)-(13) — https://www.oregonlegislature.gov/bills_laws/ors/ors090.html (checked 2026-10-15)
Pennsylvania	Up to 2 months' rent in the first lease year. From the second year on, and on renewal, no more than 1 month's rent. 68 P.S. § 250.511a (Landlord and Tenant Act § 511.1) — https://www.legis.state.pa.us/WU01/LI/LI/US/HTM/1951/0/0020.005.000.011.001..HTM (checked 2026-10-15)	Written list of damages plus the remaining deposit (with any unpaid interest) within 30 days after the lease ends or the tenant surrenders the premises. Missing the list forfeits the right to withhold. 68 P.S. § 250.512 (Landlord and Tenant Act § 512) — https://www.legis.state.pa.us/WU01/LI/LI/US/HTM/1951/0/0020.005.000.012.000..HTM (checked 2026-10-15)
Rhode Island	No more than one month's periodic rent. R.I. Gen. Laws § 34-18-19(a) — http://webserver.rilegislature.gov/Statutes/TITLE34/34-18/34-18-19.htm (checked 2026-10-15)	Within 20 days after the tenancy ends, possession is delivered, or the tenant gives a forwarding address, whichever is later. R.I. Gen. Laws § 34-18-19(b) — http://webserver.rilegislature.gov/Statutes/TITLE34/34-18/34-18-19.htm (checked 2026-10-15)
South Carolina	No maximum. The governing section regulates return and itemization of deposits but sets no cap on the amount. S.C. Code § 27-40-410 — https://www.scstatehouse.gov/code/t27c040.php (checked 2026-10-15)	Itemized deductions and any refund are due within 30 days after the tenancy ends, possession is delivered and the tenant makes a demand, whichever is later. S.C. Code § 27-40-410(a) — https://www.scstatehouse.gov/code/t27c040.php (checked 2026-10-15)
South Dakota	No more than one month's rent unless a larger deposit is agreed because special conditions pose a danger to maintaining the premises. SDCL § 43-32-6.1 — https://sdlegislature.gov/api/Statutes/43-32-6.1.html (checked 2026-10-15)	Within 21 days after the tenancy ends and the landlord receives the tenant's mailing address: return the deposit or give written reasons for withholding. An itemized accounting is due within 45 days on request. SDCL § 43-32-24 — https://sdlegislature.gov/api/Statutes/43-32-24.html (checked 2026-10-15)
Texas	<i>Not yet verified</i>	Refund on or before the 30th day after the tenant surrenders the premises. The landlord isn't obligated to refund until the tenant gives a written forwarding address (§ 92.107). Tex. Prop. Code § 92.103 — https://statutes.capitol.texas.gov/Docs/PR/htm/PR.92.htm#92.103 (checked 2026-10-15)
Utah	<i>Not yet verified</i>	Return the deposit balance and an itemized list of deductions no later than 30 days after the renter vacates and returns possession. Utah Code § 57-17-3(2) — https://le.utah.gov/xcode/Title57/Chapter17/C57-17_1800010118000101.pdf (checked 2026-10-15)

State	Deposit limit	Deposit return deadline
Vermont	No maximum. Vermont's security deposit statute governs permitted deductions and the 14-day return, but sets no cap on the amount. 9 V.S.A. § 4461 — https://legislature.vermont.gov/statutes/section/09/137/04461 (checked 2026-10-15)	Within 14 days after the tenant vacates (60 days for seasonal non-primary rentals). If the landlord misses the deadline, they forfeit the right to withhold; if the failure is willful, they owe double. 9 V.S.A. § 4461 — https://legislature.vermont.gov/statutes/section/09/137/04461 (checked 2026-10-15)
Virginia	Maximum two months' periodic rent. Va. Code § 55.1-1226(A) — https://law.lis.virginia.gov/vacode/title55.1/chapter12/section55.1-1226/ (checked 2026-10-15)	Itemized written notice plus any amount owed within 45 days after the tenancy ends or the tenant moves out, whichever is later. Va. Code § 55.1-1226(A) — https://law.lis.virginia.gov/vacode/title55.1/chapter12/section55.1-1226/ (checked 2026-10-15)
Washington	No maximum amount. A deposit requires a written lease and a move-in condition checklist; on written request, tenants may pay deposits, nonrefundable fees and last month's rent in installments (3 monthly payments for terms of 3+ months). RCW 59.18.260; RCW 59.18.610 — https://app.leg.wa.gov/RCW/default.aspx?cite=59.18.260 (checked 2026-10-15)	Within 30 days after the tenancy ends and the tenant moves out: a full, specific statement of reasons for any retention (with estimates or invoices) plus any refund owed. RCW 59.18.280 — https://app.leg.wa.gov/RCW/default.aspx?cite=59.18.280 (checked 2026-10-15)
West Virginia	No maximum. West Virginia's security deposit law (Article 6A) regulates return and deductions but sets no cap on the amount. W. Va. Code ch. 37, art. 6A (§§ 37-6A-1 to -6) — https://code.wvlegislature.gov/37-6A-2/ (checked 2026-10-15)	Within the notice period: 60 days after the tenancy ends, or 45 days after a new tenant moves in, whichever is shorter. W. Va. Code §§ 37-6A-1(7), 37-6A-2(a) — https://code.wvlegislature.gov/37-6A-2/ (checked 2026-10-15)
Wisconsin	No maximum. Wisconsin's security deposit rule covers check-in, return and withholding, but sets no cap on the amount. Wis. Admin. Code ATPC 134.06 — https://docs.legis.wisconsin.gov/code/admin_code/atcp/090/134/06 (checked 2026-10-15)	Within 21 days after the trigger date (usually the date the rental agreement ends): return the deposit, less permitted amounts, with a written itemized statement of anything withheld. Wis. Admin. Code ATPC 134.06(2), (4) — https://docs.legis.wisconsin.gov/code/admin_code/atcp/090/134/06 (checked 2026-10-15)
Wyoming	No maximum. Wyoming's deposit sections require disclosure of nonrefundable portions and govern return, but set no cap. W.S. §§ 1-21-1207, 1-21-1208 — https://wyoleg.gov/statutes/compress/title01.pdf (checked 2026-10-15)	Within 30 days after the lease ends or within 15 days after receiving the renter's new address, whichever is later; extended by 30 days if there is damage. W.S. § 1-21-1208(a) — https://wyoleg.gov/statutes/compress/title01.pdf (checked 2026-10-15)

Not yet verified (3): District of Columbia, Mississippi, Tennessee. Check landlordlawguide.com for updates.

Not legal advice. General information only; laws change and local rules, lease terms and facts matter. Check the official source cited for each rule and consult a licensed attorney in your state before acting. Cities may add their own rules (for example deposit interest). This sheet reflects sources as of the checked dates shown.