

Rental Security Deposit Return Time by State

STATE	TIME FRAME TO RETURN DEPOSIT AND/OR SETTLEMENT STATEMENT TO TENANT AFTER POSSESSION IS RETURNED
Alabama	35 days
Alaska	14 days with proper notice to terminate by tenant; 30 days without proper notice from tenant.
Arizona	14 days
Arkansas	60 days
California	21 days
Colorado	One month, unless longer is agreed in the lease agreement (60 days maximum allowed); 72 hours (business days only) In the event Tenant must vacate due to hazardous condition involving gas equipment.
Connecticut	30 days (The only exception is if a tenant fails to provide a written forwarding address: landlords then need not return security deposits or provide a notice of damages until 15 days after receipt of a forwarding address in writing.)
Delaware	20 days
D.C.	45 days
Florida	15 days with interest if there is no claim against the deposit or 30 days to notify tenant with a intent to impose a claim against the deposit (Itemized Security Settlement Statement)
Georgia	1 month
Hawaii	14 days
Idaho	21 days. (Parties may agree to as long as 30 days)
Illinois	30 days from the date the tenant returns possession. Buildings with 5 or more units: within 30 days with itemized Security Settlement Statement. If landlord fails to deliver Settlement Statement and or deposit return within 30 days, the full deposit must be returned within 45 days
Indiana	45 days
Iowa	30 days
Kansas	30 days
Kentucky	If tenant vacates without paying the last month's rent, and does not demand a return of the security deposit within 30 days, landlord may use the deposit as payment for rent. If tenant vacates with no rent due, the full deposit must be refunded if no damages have been incurred. In this case, when the tenant is entitled to a refund of the security deposit, the landlord should attempt to notify the tenant of the amount to be repaid. If the tenant has not responded after sixty days, the landlord may retain the deposit free from claim.
Louisiana	1 month
Massachusetts	30 days
Maine	30 days (written lease); or 21 days (no written rental agreement).
Maryland	45 days

Michigan	30 days
Minnesota	3 weeks after the tenant has returned possession and given the landlord forwarding address. 5 days if building condemnation was the reason the tenant vacated.
Mississippi	45 days
Missouri	30 days
Montana	30 days if there are deductions from security deposit. 10 days if there are no deductions
Nebraska	14 days
Nevada	30 days
New Hampshire	30 days; for shared facilities, if the deposit is more than 30 days' rent, landlord must provide written agreement acknowledging receipt and specifying when deposit will be returned--if no written agreement, 20 days from the date the tenant vacates the property
New Jersey	30 days. 5 days in the event of an emergency such as a fire, flood, condemnation, or evacuation
New Mexico	30 days
New York	A reasonable amount of time or what is agreed in the lease
North Carolina	30 days for no claim against deposit. In the event claim against the deposit cannot be finalized within 30 days, landlord may notify tenant of the status and a final settlement statement of accounting within 60 days of the end of tenancy
North Dakota	30 days
Ohio	30 days
Oklahoma	30 days
Oregon	31 days
Pennsylvania	30 days
Rhode Island	20 days
South Carolina	30 days
South Dakota	2 weeks. (If landlord makes any deductions from deposit, 45 days maximum time limit with an itemized Security Settlement Statement on request of tenant.)
Tennessee	No state imposed time limitation to return deposit. In the event of deductions from the deposit, 10 days to notify tenant with an itemized Security Settlement Statement.
Texas	30 days
Utah	30 days if there are deductions for damages from the deposit. No damage: 30 days, or within 15 days after receiving tenant's forwarding address
Vermont	14 days
Virginia	45 days
Washington	14 days
West Virginia	60 days. Within 45 days from the date possession is returned if re-rented to a subsequent tenant. If damage costs are above and beyond the security deposit causing the landlord to hire a contractor, the notice period may be extended 15 days. Only applies leases on June 10, 2011 or later.
Wisconsin	21 days
Wyoming	30 days if deducting for unpaid rent from the deposit or within 15 days of receiving tenant's forwarding address. No damage: 30 days, or within 15 days after receiving tenant's forwarding address (Whichever date is later). With damage to the property: 60 day limit to provide tenant with Settlement Statement of itemized deductions along with balance of refund (if any)