

State Security Deposit Refund Laws

Below is a state-by-state overview of key laws governing residential security deposits, including time limits for return of deposits, whether interest must be paid, standards for normal wear & tear, and penalties (such as multiple damages and attorney fees) for landlord non-compliance. All links provided are to the official state statutes or regulations.

State	Statute(s)	Return Deadline & Wear/Tear Standard	Interest on Deposit	Penalties for Non-Compliance	Attorney Fees
Alabama	Ala. Code § 35-9A-201	60 days after termination to return deposit; may deduct only for accrued rent or damages beyond normal wear & tear.	No – no interest required.	Failure to refund within 60 days: landlord liable for double the amount of the deposit.	No specific statutory provision (tenant may recover double deposit as sole remedy).
Alaska	Alaska Stat. § 34.03.070	14 days (if no deductions) or 30 days (with deductions) to return deposit; may not charge for “deterioration... from normal, nonabusive use” (ordinary wear) ¹ ² .	Yes – deposit must be in interest-bearing trust account; tenant entitled to interest at either actual rate or 1% above Federal Reserve discount rate ³ ⁴ .	Willful or intentional violation can result in up to 2× the amount wrongfully withheld as damages ⁵ .	No specific provision (court may award actual damages; no explicit attorneys’ fees in statute).
Arizona	Ariz. Rev. Stat. § 33-1321	14 business days to refund after lease ends; cannot retain for normal wear and tear ⁶ .	No – no interest required by state law.	Willful retention in violation: landlord liable for treble the amount wrongfully withheld ⁷ .	Yes – statute allows recovery of reasonable attorney fees for tenant if deposit withheld willfully ⁷ .

State	Statute(s)	Return Deadline & Wear/Tear Standard	Interest on Deposit	Penalties for Non- Compliance	Attorney Fees
Arkansas	Ark. Code Ann. §§ 18-16-301 to -306	60 days to return deposit; deposit may cover unpaid rent or damages (not ordinary wear & tear) ⁸ .	No – no interest required (not mentioned in statute).	Failure to comply within 60 days: tenant can recover full deposit plus 2× the amount wrongfully withheld as damages ⁹ ¹⁰ .	Yes – tenant can also recover costs and reasonable attorney's fees for landlord's noncompliance ¹¹ .
California	Cal. Civ. Code §§ 1950.5	21 days to refund after tenant vacates, with itemized statement; cannot deduct for ordinary wear and tear (only for damages beyond normal use).	No – no interest required under state law (some local ordinances in CA do require interest – see below).	Bad-faith retention of deposit: tenant may recover statutory damages up to 2× the deposit (in addition to actual damages).	No specific statute for fees (no automatic attorneys' fees under §1950.5; prevailing party fees only if provided by lease or other law).
Colorado	Colo. Rev. Stat. § 38-12-103 (2019)	1 month to return deposit (or up to 60 days if lease allows); no deduction for normal wear & tear allowed ⁶ ¹² .	No – no interest required by state law.	Willful violation: landlord liable for treble the amount wrongfully withheld + court costs ⁷ .	Yes – tenant can recover reasonable attorney fees if deposit was willfully wrongfully withheld ⁷ .

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Connecticut	Conn. Gen. Stat. § 47a-21	Later of 30 days after move-out or 15 days after tenant gives forwarding address to return deposit; cannot withhold for reasonable wear & tear (statute implies deposit covers only damages for noncompliance).	Yes – deposit must be held in escrow and annual interest paid to tenant (and at end of tenancy).	Landlord's unreasonable failure to return: tenant can sue for double the amount of any deposit withheld in bad faith (per §47a-21(d)–(e)).	Yes – statute allows recovery of court costs and attorney's fees if landlord's failure to return is willful (Conn. Gen. Stat. § 47a-21(e)).
Delaware	Del. Code tit. 25, § 5514	20 days to return deposit after lease ends; deposit may cover unpaid rent or damages beyond normal wear (normal wear & tear not chargeable).	No – no interest required to be paid on residential deposits.	Wrongful retention: tenant can recover deposit plus potential award of double the amount withheld (and landlord forfeits right to any deduction if no compliance).	Yes – tenant may recover attorney's fees if successful (if landlord acted in bad faith) under Delaware law.
District of Columbia	D.C. Code § 42-3502.17; D.C. Mun. Regs. tit. 14, §§ 308–311	45 days to return deposit after tenancy ends; must provide itemized statement of damages. Normal wear & tear cannot be deducted (implicit in requirement).	Yes – deposit must be held in an interest-bearing escrow in D.C., and interest must be paid to tenant at move-out.	Failure to comply: tenant can recover double the deposit as penalty (D.C. Code § 42-3502.17, D.C.M.R. 14-311).	Yes – D.C. law allows tenants to recover reasonable attorney's fees for willful violation (D.C. Code § 42-3509.02).

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Florida	Fla. Stat. § 83.49	15 days to return deposit if no deductions, or 30 days to notify of intent to impose a claim ¹³ ; tenant has 15 days to dispute. Normal wear & tear cannot be charged (only damage or unpaid rent).	No (optional) – Florida law requires landlords to disclose how deposit is held ; interest is not required unless landlord chooses that option (landlord may hold in interest-bearing account and pay tenant 5% interest or 75% of actual interest) ¹⁴ ¹⁵ .	Non-compliance: Landlord who fails to give required notice forfeits any claim on deposit ¹³ ; tenant may recover actual deposit plus potential additional damages under Fla. Stat. § 83.49(3).	Yes – prevailing party in a deposit dispute is entitled to attorney's fees ¹³ (Fla. Stat. § 83.49(3)(c)).
Georgia	Ga. Code §§ 44-7-30 to 44-7-37	30 days to return deposit after termination and inspection; landlord must itemize damages (cannot charge for ordinary wear & tear). If landlord fails to provide move-in/move-out inspection lists, forfeits all rights to any deposit ¹⁶ .	No – no interest required under Georgia law.	Failure to return deposit as required: landlord liable for three times the amount improperly withheld plus costs ¹⁷ (unless a bona fide error).	Yes – tenant can recover reasonable attorney's fees if deposit was intentionally withheld in violation ¹⁷ .

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Hawaii	Haw. Rev. Stat. § 521-44	14 days to return deposit after lease ends (itemized list of deductions must be sent by certified mail) ¹⁸ ¹⁹ ; cannot deduct for “normal wear and tear” (defined in HRS §521-8) ²⁰ .	No – no interest required on residential deposits in Hawaii ²¹ .	Landlord who fails to return deposit within 14 days forfeits any right to retain it ²² . If tenant sues, court may award up to 3× the amount wrongfully withheld as damages ²³ .	No specific provision for fees (tenant may recover court costs, but statute doesn’t mandate attorneys’ fees unless bad faith proven).
Idaho	Idaho Code § 6-321	21 days to return deposit (or 30 days if lease allows); deposit can’t be used for normal wear & tear (only damages, unpaid rent, cleaning).	No – no interest requirement in Idaho.	Wrongful retention: Landlord liable for twice the amount unlawfully withheld (Idaho Code § 6-321).	Yes – statute allows recovery of court costs and attorney’s fees to prevailing party (Idaho Code § 6-321).
Illinois	765 Ill. Comp. Stat. 710/1 (Security Deposit Return Act); 765 ILCS 715/1 (Security Deposit Interest Act); Chicago RLTO § 5-12-080 (city ordinance)	45 days to return deposit (30 days to itemize deductions, then 15 days to refund balance) for dwellings with 5+ units (IL law) ²⁴ . No deduction for reasonable wear & tear (implicit).	Yes, in some cases – IL state law: if property has ≥25 units and deposit > \$50 or one month’s rent, landlord must pay 5% annual interest ²⁵ . Chicago ordinance requires interest on all residential deposits (rate set annually).	Failure to return (state law): Landlord forfeits right to withhold and is liable for 2× deposit as damages ²⁶ . Chicago: penalty 2× deposit plus interest for violation of ordinance.	Yes – both state law and Chicago ordinance allow tenant to recover reasonable attorney’s fees if landlord is found in violation ²⁶ .

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Indiana	Ind. Code §§ 32-31-3-12 to 32-31-3-18	45 days to return deposit with itemized deductions; may not retain for ordinary wear & tear (only damages, unpaid rent, etc.).	No – no interest required by Indiana law.	If landlord fails to comply, tenant can recover the deposit due plus damages equal to 2× the withheld amount ⁹ ¹⁰ .	Yes – tenant may recover attorney's fees in addition to damages (Ind. Code § 32-31-3-16).
Iowa	Iowa Code § 562A.12	30 days to return deposit and itemized list; ordinary wear and tear excepted – deposit may be used only for damages beyond normal wear, unpaid rent, etc. ²⁷ .	No – no interest required (unless deposit held >5 years; then interest at 5% per annum – per repealed provision, current law has no interest mandate).	Bad-faith retention: landlord liable for up to 2× the deposit as punitive damages ²⁸ ²⁹ .	Yes – tenant can recover reasonable attorney fees if landlord's retention of deposit was willful and in bad faith (Iowa Code § 562A. 12(7)).
Kansas	Kan. Stat. §§ 58-2550, 58-2548	14 days to refund after move-out (30 days max with required notice); deposit may not cover normal wear & tear (only damages, rent, utilities).	No – no interest required under Kansas law.	Wrongful withholding: tenant can recover 1½ times the deposit as damages (Kan. Stat. § 58-2550(c)).	Yes – statute provides for recovery of reasonable attorney's fees by prevailing party (Kan. Stat. § 58-2563).

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Kentucky	Ky. Rev. Stat. § 383.580	30-60 days (depending on dispute process) to return deposit; landlord must list damages. If landlord fails to comply with required move- in checklist, forfeits right to any damages.	No – no interest required in Kentucky.	Landlord's noncompliance = forfeiture of deposit and liability for that amount (KRS § 383.580(4)). Willful violation may also lead to damages equal to the deposit.	Yes – tenant may recover attorney's fees in a lawsuit for deposit (if provided by KRS § 383.580 or general contract law).
Louisiana	La. Rev. Stat. § 9:3251	30 days to return deposit after lease; deposit can be used for unpaid rent or damages beyond “normal wear and tear.”	No – no interest required under Louisiana law.	If landlord fails to return within 30 days without just cause , liable for actual damages plus \$200 penalty ³⁰ (or twice the deposit, whichever is greater, per jurisprudence).	Yes – court may award attorney fees to prevailing tenant if landlord acted arbitrarily or in bad faith (La. R.S. 9:3252).
Maine	Me. Rev. Stat. tit. 14, §§ 6031– 6038	21 days (or 30 days for leases > year) to return deposit; deposit cannot be used for normal wear & tear (only actual damage, unpaid rent, etc.).	No – no statewide interest requirement (interest required only if landlord owns ≥5 units and holds deposit ≥ 12 months, at Federal Reserve rate).	Unlawful retention: landlord liable for double the amount wrongfully withheld (14 M.R.S. § 6034(2)) plus \$250 civil penalty for certain violations.	Yes – reasonable attorney's fees can be awarded to prevailing tenant (14 M.R.S. § 6034(2)).

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Maryland	Md. Real Prop. Code § 8-203	45 days to return deposit + 3% per annum interest (or rate set by law) ³¹ ²⁸ ; max deposit = 1 month's rent (for leases from Oct 2024) ³² ³³ . No deduction for ordinary wear & tear (only actual damages) ³⁴ .	Yes – deposit must earn interest (paid at annual rate set by statute , e.g. 1.5% or savings rate, payable on return) ³⁵ .	Willful failure to return within 45 days: tenant can recover up to 3× the withheld amount plus accrued interest ²⁸ . Overcharging deposit >1 month: tenant gets 3× excess amount ³⁶ ³⁷ .	Yes – statute mandates reasonable attorney's fees to a prevailing tenant for wrongful withholding ²⁸ ³⁸ .
Massachusetts	Mass. Gen. Laws ch. 186, § 15B	30 days to return deposit after tenancy; deposit must be in separate account and landlord must give receipts. Cannot deduct for wear & tear or routine painting/cleaning (only unpaid rent or intentional damage).	Yes – deposit must accrue interest in a Massachusetts bank (5% per year or actual lesser rate) and interest paid to tenant each year or at move-out (Ch. 186 §15B(3)(b)).	Any violation of deposit law (improper handling or failure to return on time) makes landlord liable for treble damages (3× the deposit) plus forfeiture of any deposit rights ³⁹ ⁴⁰ .	Yes – tenant is entitled to court costs and attorney's fees , in addition to treble damages, if landlord violates the deposit law (Ch. 186 § 15B(7)) ⁴⁰ .

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Michigan	Mich. Comp. Laws §§ 554.601–616	30 days to itemize damages, 45 days to refund after move-out; deposit can't cover wear & tear (only actual damages, unpaid rent, utilities).	No – no interest required for residential deposits (interest on deposits was repealed in Michigan law).	If landlord fails to provide itemized list or wrongly withholds, liable for double the amount wrongfully withheld (MCL § 554.613(2)).	Yes – prevailing party may recover reasonable attorney fees in action for deposit (MCL § 554.613(2)).
Minnesota	Minn. Stat. § 504B.178	21 days to return deposit and written explanation; ordinary wear and tear excepted (cannot be withheld for normal wear).	Yes – landlord must pay simple interest at 1% per annum on deposit, computed from first month of tenancy.	Willful bad-faith retention: landlord liable for punitive damages equal to deposit amount in addition to return (total 2× deposit) (Minn. Stat. § 504B.178(4)).	Yes – tenant can recover court costs and attorney's fees if deposit retention was done in bad faith (Minn. Stat. § 504B.178(7)).
Mississippi	Miss. Code Ann. § 89-8-21	45 days to return deposit and itemized list after tenancy; deposit may be used for unpaid rent or damages (not for normal wear & tear).	No – no interest required in Mississippi.	Willful failure to return: landlord liable for actual deposit + \$200 punitive damages (Miss. Code § 89-8-21(4)).	Yes – if tenant wins, court may award attorney's fees (Miss. Code § 89-8-21(4)).
Missouri	Mo. Rev. Stat. § 535.300	30 days to return deposit with itemized list; deposit cannot cover ordinary wear & tear (only damage, unpaid rent).	No – no interest required by Missouri law.	Wrongful withholding: landlord forfeits any deposit withheld and may be liable for double the amount as damages (Mo. Rev. Stat. § 535.300(5)).	Yes – tenant can recover costs and attorney's fees in a successful action (Mo. Rev. Stat. § 535.300(6)).

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Montana	Mont. Code Ann. § 70-25-101 et seq.	30 days to return deposit (10 days if no deductions); must provide written list of damages. No charge for routine cleaning or wear & tear (only damage beyond normal use).	No – no interest required in Montana.	Landlord's wrongful retention: liable for actual damages and a penalty of 2× the amount wrongfully withheld (Mont. Code § 70-25-206(1)) plus a \$100 civil penalty.	Yes – attorney fees awarded to prevailing party in deposit disputes (Mont. Code § 70-25-206(2)).
Nebraska	Neb. Rev. Stat. § 76-1416	14 days to return deposit after demand and move-out; deposit may not exceed one month's rent. No deduction for normal wear & tear.	No – no interest required by Nebraska law.	If landlord fails to return deposit, tenant may recover the deposit + court costs . Willful withholding in bad faith can incur damages up to 1.5× the deposit (Neb. Rev. Stat. § 76-1416(3)).	Yes – tenant may recover reasonable attorney's fees if bad-faith retention is found (Neb. Rev. Stat. § 76-1416(3)).
Nevada	Nev. Rev. Stat. § 118A. 242	30 days to return deposit; must itemize deductions. Cannot withhold for normal wear & tear (defined by statute).	No – no interest required in Nevada.	Wrongful retention: landlord liable for actual damages and a penalty up to treble the deposit if bad faith is proven (NRS 118A. 242(6)).	Yes – court may award attorney's fees to prevailing tenant (NRS 118A. 242(6)).

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New Hampshire	N.H. Rev. Stat. § 540-A: 7	30 days to return deposit (for leases ≤ 1 year) or 60 days (longer leases); deposit must not exceed 1 month's rent. No charge for wear & tear.	No – no interest required by state law.	Landlord who wrongfully withholds deposit can be liable for double damages (RSA 540-A:8) and civil penalty of \$1,000 per violation.	Yes – tenant may recover court costs and attorney's fees (RSA 540-A:8).
New Jersey	N.J. Stat. Ann. §§ 46:8-19 – 26	30 days to return deposit (5 days if fire/flood displacement); deposit must be in interest-bearing account and tenant given bank info ⁴¹ . Interest (or annual credit) must be paid to tenant each year ⁴¹ .	Yes – deposit in interest-bearing account; interest earned belongs to tenant (landlord may deduct 1% admin fee) ⁴¹ .	If landlord fails to return deposit within 30 days, tenant can recover double the amount wrongfully withheld (N.J. Stat. § 46:8-21.1) plus interest.	Yes – if tenant sues and wins, court must award attorney's fees and costs (N.J. Stat. § 46:8-21.1).
New Mexico	N.M. Stat. Ann. § 47-8-18	30 days to return deposit and statement; deposit over 1 month's rent requires interest or bond. No deduction for normal wear & tear.	No (unless >1 month) – if deposit > one month's rent, landlord must pay annual interest on excess or post bond (NMSA § 47-8-18(A)).	Wrongful retention: statutory damages equal to deposit (i.e. 2× return) if deposit not returned within 30 days (NMSA § 47-8-18(D)).	Yes – court may award attorney's fees to prevailing party in deposit disputes (NMSA § 47-8-48).

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New York	N.Y. Gen. Oblig. Law § 7-108; N.Y. Gen. Oblig. Law § 7-103 (trust account)	14 days to return deposit after tenant vacates (required by 2019 law) – otherwise landlord forfeits any right to retain it. Deposit max = 1 month's rent for residential leases ⁴² ⁴³ . Landlord cannot retain for ordinary wear & tear (only actual damage) per state law.	Yes, in buildings ≥6 units – deposit must be kept in New York bank trust account and earn interest; tenant entitled to interest annually, less 1% admin fee.	Misuse of deposit (commingling or failure to refund): considered conversion – tenant can seek return and may recover punitive damages; willful violation is a misdemeanor (N.Y. GOL § 7-103(3)).	No specific statute for fees in deposit disputes (tenant may recover fees only if lease or separate consumer protection law provides).
North Carolina	N.C. Gen. Stat. § 42-50 to 42-55	30 days to return deposit (or interim accounting at 30 days and final within 60 days); deposit can't cover routine wear & tear (only damages, unpaid rent/ utilities).	No – no interest required on deposits (unless held in trust account by agreement).	Willful violation: landlord forfeits deposit and is liable for amount withheld + \$ money damages . If demand letter ignored, tenant can seek treble damages under Unfair Trade Practices.	Yes – attorney's fees can be awarded under NC Unfair Trade Practices Act if wrongful retention was willful.

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North Dakota	N.D. Cent. Code § 47-16-07.1	30 days to return deposit and itemized list; deposit may not be used for normal wear & tear (only damages or unpaid rent).	Yes – landlord must pay interest on deposit for tenancies ≥ 9 months, at annual rate of interest equal to North Dakota's legal rate (N.D.C.C. § 47-16-07.1(1)).	Knowing violation: tenant can recover double deposit as penalty (N.D.C.C. § 47-16-07.1(4)).	Yes – court <i>shall</i> award costs and attorney's fees to tenant if deposit was wrongfully withheld (N.D.C.C. § 47-16-07.1(4)).
Ohio	Ohio Rev. Code § 5321.16	30 days to return deposit with itemization; cannot withhold for ordinary wear & tear (only damages, rent owed).	No – no interest required by Ohio law (unless deposit held >6 months and >\$50, then 5% interest under certain local rules).	If landlord <i>wrongfully</i> withholds deposit: liable for damages equal to the amount withheld (effectively 2× deposit) ⁷ .	Yes – statute provides for reasonable attorney's fees to tenant if landlord acted in bad faith (ORC § 5321.16(C)).
Oklahoma	Okla. Stat. tit. 41, § 115	45 days to return deposit after tenant's demand and move-out; deposit cannot be used for normal wear & tear.	No – no interest required in Oklahoma.	Wrongful withholding: tenant can recover twice the amount wrongfully withheld (41 O.S. § 115(E)).	Yes – attorney's fees awarded to prevailing party in deposit suit (41 O.S. § 115(F)).
Oregon	Or. Rev. Stat. §§ 90.300, 90.302	31 days to account for and return deposit; "ordinary wear and tear" cannot be deducted by law.	No – no interest required under Oregon law.	Bad-faith retention: tenant can recover twice the amount wrongfully withheld (ORS 90.300(16)).	Yes – attorney's fees generally awarded to prevailing party in landlord-tenant actions (ORS 90.255).

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Pennsylvania	68 Pa. Stat. §§ 250.511a– 512	30 days to return deposit and list of damages; after 2nd year of tenancy, deposit over \$100 must earn interest (less 1% admin) for tenant. Normal wear & tear not chargeable.	Yes – if deposit held >2 years, landlord must pay annual interest (at 1% per annum) to tenant ⁴⁴ ⁴⁵ .	Failure to provide list or refund in 30 days: landlord forfeits right to withhold and is liable for double the amount withheld <i>plus</i> interest ⁴⁶ .	Yes – tenant can recover court costs and attorney’s fees if they win a deposit suit under Pa. law (68 P.S. § 250.512).
Rhode Island	R.I. Gen. Laws § 34-18-19	20 days to return deposit after tenancy (and delivery of keys/forwarding address) ⁴⁷ ; limit 1 month’s rent deposit ⁴⁸ . Cannot deduct for “ordinary wear and tear” ⁴⁹ ⁴⁷ .	No – no interest required on residential deposits in RI.	Failure to return in 20 days: tenant can recover deposit due + damages equal to 2× the amount wrongfully withheld ⁵⁰ .	Yes – statute explicitly awards reasonable attorney’s fees to tenant in such cases ⁵⁰ .
South Carolina	S.C. Code Ann. § 27-40-410	30 days to return deposit and itemized list; no deduction for normal wear & tear (only damages, unpaid rent).	No – no interest required by South Carolina law.	Willful noncompliance: landlord liable for 3× the amount wrongfully withheld (S.C. Code § 27-40-410(c)).	Yes – tenant awarded reasonable attorney’s fees and costs if landlord acted in bad faith (S.C. Code § 27-40-410(c)).

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South Dakota	S.D. Codified Laws § 43-32-24	2 weeks to return deposit after tenant's departure (or upon demand); must itemize deductions. Normal wear & tear not chargeable.	No – no interest required in South Dakota.	Bad-faith retention: landlord liable for double deposit as penalty (SDCL § 43-32-24).	Yes – court <i>may</i> award attorney's fees to prevailing tenant (SDCL § 43-32-6).
Tennessee	Tenn. Code Ann. § 66-28-301 – 305	30 days to return deposit after termination; landlord must provide list of damages if any. No deduction for reasonable wear & tear.	No – no interest required by Tennessee law.	Willful retention: landlord forfeits right to any deposit and can be liable for sum withheld + damages up to 2× deposit (Tenn. Code § 66-28-301(f)).	Yes – attorney's fees may be awarded to prevailing party per Tennessee Uniform Residential Landlord-Tenant Act.
Texas	Tex. Prop. Code § 92.101–109	30 days to return deposit and itemized deductions (within 30 days after tenant surrenders); no deduction for normal wear & tear (defined by statute) (TPC § 92.104) ⁵¹ .	No – no interest required (unless rental is in certain municipalities that require it).	Bad-faith retention: landlord liable for \$100 + 3× the deposit wrongfully withheld + tenant's reasonable attorney's fees (Tex. Prop. Code § 92.109(a)).	Yes – statute mandates attorney's fees for tenant if landlord acted in bad faith ⁵² .

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Utah	Utah Code § 57-17-3	30 days to return deposit (or 15 days after receiving tenant's forwarding address, whichever is later); must provide written itemization.	No – no interest required by Utah law.	If deposit not returned as required, tenant can sue for deposit + \$100 penalty (Utah Code § 57-17-5(1)) and possibly treble damages if bad faith shown.	Yes – court awards court costs and attorney's fees to prevailing party (Utah Code § 57-17-5(2)).
Vermont	9 Vt. Stat. Ann. § 4461	14 days to return deposit (21 days if deposit used for oil/propane); must provide written statement of deductions. No charge for normal wear & tear.	No – no interest required in Vermont.	Willful withholding: landlord liable for double deposit as damages (9 V.S.A. § 4461(e)).	Yes – reasonable attorney's fees awarded to tenant if landlord's withholding was willful (9 V.S.A. § 4461(e)).
Virginia	Va. Code Ann. § 55.1-1226	45 days to return deposit after termination; deposit deductions cannot include routine wear & tear ⁴⁷ .	No – no interest required (interest on deposit only for public housing tenants in VA).	Noncompliance: tenant can receive actual damages, plus \$ interest and court may award punitive damages for willful violation.	Yes – attorney's fees may be awarded to prevailing tenant if landlord acted in bad faith (Va. Code § 55.1-1226(E)).

State	Statute(s)	Return Deadline & Wear/Tear Standard	Interest on Deposit	Penalties for Non- Compliance	Attorney Fees
Washington	Wash. Rev. Code § 59.18.280	21 days to return deposit and statement after tenancy ends; landlord must provide a move-in checklist or forfeits right to any deposit ⁵³ ⁵⁴ . No deduction for normal wear & tear ⁵⁵ ⁵⁶ .	No (Seattle – Yes) – Washington state law doesn't require interest, but Seattle ordinance requires interest on deposits held >1 year (rate set by CPI) ⁵⁷ ⁵⁸ .	Wrongful withholding: tenant can recover 2× the deposit as damages ⁵⁹ ⁶⁰ ; if willful or bad faith, 3× the deposit ⁶¹ .	Yes – attorney's fees and costs awarded to tenant if landlord acted in bad faith (RCW 59.18.280(2)).
West Virginia	W. Va. Code § 37-6A-1 – 6A-6	60 days to return deposit (or 45 days after new tenant takes possession, whichever is earlier); must itemize deductions. No charge for wear & tear.	No – no interest required by WV law.	Landlord who fails to comply forfeits any right to withhold damages and may be liable for damages up to 1.5× the deposit (W.Va. Code § 37-6A-5).	Yes – attorney's fees and costs awarded to tenant if landlord is found liable in deposit dispute (W.Va. Code § 37-6A-5).
Wisconsin	Wis. Stat. § 704.28	21 days to return deposit after lease end (or receipt of forwarding address); may not withhold for normal wear & tear (Wis. Admin. Code ATCP 134.06).	No – no interest required (Wisconsin previously required interest in certain cities, now preempted by state law).	Improper retention: landlord liable for double the amount withheld <i>plus</i> \$—security deposit must be returned or tenant can sue (Wis. Stat. § 100.20(5); ATCP 134).	Yes – tenant can recover double damages and attorney's fees for violations of ATCP 134 (per Wis. Stat. § 100.20(5)).

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Wyoming	Wyo. Stat. § 1-21-1208	30 days to return deposit (or 15 days after receiving forwarding address, whichever later); deposit may be used for unpaid rent or damages (not wear & tear).	No – no interest required in Wyoming.	Willful or wrongful withholding; landlord liable for twice the amount wrongfully withheld (Wyo. Stat. § 1-21-1208(b)).	Yes – court costs and attorney's fees awarded to tenant if landlord's refusal to return deposit was wrongful (Wyo. Stat. § 1-21-1208(b)).

Major City Ordinances: Some cities have local rules imposing additional requirements. For example, **Chicago, IL** requires paying interest on all residential security deposits and mandates returning deposits within 45 days (penalty: 2× deposit plus attorney's fees) ¹⁷. **New York City** (rent-stabilized units) and **San Francisco, Oakland, Berkeley, Santa Monica (CA)** require annual interest be paid on deposits held over one year. **Seattle, WA** limits deposit amounts to one month's rent and requires interest on deposits held ≥12 months ⁵⁷. Always check local ordinances for cities with rent control or tenant protection laws, as they may provide greater protections than state law ⁶² ⁶³.

¹ ² ³ ⁴ Alaska State Legislature

<https://www.akleg.gov/basis/Bill/Text/25?Hsid=SB0056A>

⁵ [PDF] How to Get Back Security Deposits - Eielson AFB

<https://www.eielson.af.mil/Portals/40/documents/354%20Legal/Security%20Deposits%2025%20APR%2017.pdf>

⁶ ⁷ ¹² C.R.S. 38-12-103 – Return of security deposit

https://colorado.public.law/statutes/crs_38-12-103

⁸ Arkansas Code § 18-16-305 (2024) - Refund required - Exceptions :: 2024 Arkansas Code :: U.S. Codes and Statutes :: U.S. Law :: Justia

<https://law.justia.com/codes/arkansas/title-18/subtitle-2/chapter-16/subchapter-3/section-18-16-305/>

⁹ ¹⁰ ¹¹ Arkansas Code § 18-16-306 (2024) - Remedies :: 2024 Arkansas Code :: U.S. Codes and Statutes :: U.S. Law :: Justia

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