

State Statutes for Landlord-Tenant Laws

The management of real estate requires knowledge about landlord-tenant laws, so this document includes what you need to know about the laws of your state. I provide tables with summarized info about many of the key landlord-tenant laws, along with a comprehensive list of additional landlord-tenant legal information for each state and the District of Columbia.

The following 21 states have adopted the Uniform Residential Landlord and Tenant Act: Alabama, Alaska, Arizona, Connecticut, Florida, Hawaii, Iowa, Kansas, Kentucky, Michigan, Mississippi, Montana, Nebraska, New Mexico, Oklahoma, Oregon, Rhode Island, South Carolina, Tennessee, Virginia, and Washington. All other states have written their own laws.

The following list shows the main landlord-tenant statutes for all 50 states, plus the District of Columbia. Landlord-tenant laws are constantly being revised, so be sure to use the links provided for each state or city to guarantee you have the latest information. Note that several major cities have rent control or other landlord-tenant laws that are different from state law. This information is for general background only; you should always consult with a landlord-tenant legal expert for specific issues.

Check with your local National Apartment Association (NAA) affiliate and Institute of Real Estate Management (IREM) chapter for info about recent or upcoming changes in landlord-tenant laws that affect you and your tenants.

Landlord-Tenant Statutes by State

Alabama

Website: [www.legislature.state.al.us/
CodeofAlabama/1975/135724.htm](http://www.legislature.state.al.us/CodeofAlabama/1975/135724.htm)

AL Code: Title 35 §35-9-1 to §35-9-100; §35-9A-101 to §35-9A-603 (note all 9A codes effective for leases entered into or extended or renewed as of 1/1/07 or after, except §35-9A-163, which is effective as of 1/1/08)

Rent issues: §35-9A-161
Security deposit: §35-9A-201
Nonpayment of rent: §35-9A-421(a), §35-9A-421(d)
Breach of lease: §35-9A-105
Withholding of rent: §35-9A-407
Repair and deduct: §35-9A-407
Access by landlord: §35-9A-303
Retaliation by landlord: §35-9A-427, §35-9A-501
Abandoned property: §35-9A-423(d)

Alaska

Website: www.commerce.state.ak.us/occ/pub/landlord.pdf
AK Statute: Title 34/Chapter 3 §34.03.010 to §34.03.380
Rent issues: §34.03.020(c)
Security deposit: §34.03.070
Nonpayment of rent: §09.45.105, §34.03.220
Breach of lease: §09.45.090, §09.50.210, §34.03.220
Withholding of rent: §34.03.190
Repair and deduct: §34.03.180
Access by landlord: §34.03.140, .300 (a) & (b)
Retaliation by landlord: §34.03.310(a), §34.03.360
Abandoned property: §34.03.260

Arizona

Website: www.azsos.gov/public_services/Publications/Residential_Landlord_Tenant_Act/20120802_Web_version.pdf
Mobile home parks site: www.azsos.gov/public_services/publications/Mobile_Home_Landlord_Tenant_Act/default.htm
AZ Revised Statute Annotated: Title 12/Chapter 8 (§12-1171 to §12-1183); Title 33/Chapter 3 (§33-301 to §33-381); Title 33/Chapter 10 (§33-1301 to §33-1381)
Rent issues: §33-1314(B), (C)
Security deposit: §33-1321
Nonpayment of rent: §33-1368(B)
Breach of lease: §33-1368(A)
Withholding of rent: §33-1365
Repair and deduct: §33-1363, §1364
Access by landlord: §33-1343
Retaliation by landlord: §33-1381
Abandoned property: §33-1370

Arkansas

Website: <http://gotyourbackarkansas.org/home/landlordtenant-rights-guide/>

AR Code Annotated: Title 18, Chapter 16 (§18-16-101 to §18-16-306 and §18-16-501 to §18-16-509); Title 17 (§18-17-101 to 18-17-913)

Rent issues: —

Security deposit: §18-16-301 to §18-16-306

Nonpayment of rent: §18-16-101, §18-60-304

Breach of lease: —

Withholding of rent: —

Repair and deduct: —

Access by landlord: —

Retaliation by landlord: §20-27-608 (lead hazards)

Abandoned property: §18-16-108

California

Website: www.dca.ca.gov/publications/landlordbook/index.shtml

CA Civil Code: Division 3/Part 4/Title 5/Chapters 1–7 (§1925 to 1954, §1961 to 1962.7)

Rent issues: §1942, §1947, §1962; *Orozco v. Casimiro*, 212 Cal. App. 4th Supp. 7 (2004)

Security deposit: §1940.5 (g), §1950.5

Nonpayment of rent: §1161(2), §1162

Breach of lease: §1161(3)

Withholding of rent: *Green v. Sup. Ct*: 10 Cal. 3d 616 (1974)

Repair and deduct: Civ. Code §1942

Access by landlord: §1954

Retaliation by landlord: §1942.5

Abandoned property: §1965, §1980 to §1991

Colorado

Website: www.colorado.gov/cs/Satellite/DOLA-Main/CBON/1251592203967

CO Revised Statute: (§38-12-101 to §38-12-104, §38-12-301 to §38-12-511, §13-40-101 to §13-40-123)

Rent issues: —

Security deposit: §38-12-102 to §38-12-104

Nonpayment of rent: §13-40-104

Breach of lease: §13-40-104(1)(d.5), (e)

Withholding of rent: —

Repair and deduct: *Shanahan v. Collins*, 539 P.2d 1261 (Colo. 1975)

Access by landlord: —

Retaliation by landlord: *W.W.G. Corp. v. Hughes*, 960 P. 2d 720 (1998)

Abandoned property: §13-40-122, §38-20-116

Connecticut

Website: www.jud.state.ct.us/lawlib/law/landlord.htm

CT General Statute Annotated: Title 47a/Chapters 830 to 834
(§47a-1 to §47a-74)

Rent issues: §47a-3a, §47a-15a, §47a-4a(8)

Security deposit: §47a-21, §47a-22a

Nonpayment of rent: §47-23

Breach of lease: §47a-15

Withholding of rent: §47a-14a, §47a-14h

Repair and deduct: §47a-13

Access by landlord: §47a-16 to §47a-16a

Retaliation by landlord: §47a-20, §47a-33

Abandoned property: §47a-11b, §47a-42

Delaware

Website: <http://attorneygeneral.delaware.gov/consumers/protection/brochure/landten.pdf>

(click the Delaware Code folder in the left panel)

DE Code Annotated: Title 25/Part III/Chapters 53 and 55 (§5101 to §5907)

Rent issues: §5501(b), (d)

Security deposit: §5514

Nonpayment of rent: §5501(d), §5502

Breach of lease: §5513(a)

Withholding of rent: §5308(b)(3)

Repair and deduct: §5307

Access by landlord: §5509, §5510

Retaliation by landlord: §5516

Abandoned property: §5507, §5715

District of Columbia

Website: www.dcregs.dc.gov/gateway/titlehome.aspx?titlenumber=14

D.C. Code Annotated: §42-3201 to §42-3610; D.C. Municipal Regulations, Title 14, § 300 to §311

Rent issues: —

Security deposit: §42-3502.17; Mun. Regs. Title 14 §308 to §311

Nonpayment of rent: §42-3505.01

Breach of lease: §42-3505.01

Withholding of rent: *Javins v. First Nat'l Realty*: 428 F.2d 1071 (DC circ. 1970)

Repair and deduct: §6-751.10 (fire alarms only)

Access by landlord: —

Retaliation by landlord: §42-3505.02

Abandoned property: —

Florida

Website: www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0000-0099/0083/0083PARTIIContentsIndex.html

FL Statute Annotated: Title VI, Chapter 83, Part II, §83.40 to §83.682; Title XL, Chapter 715

Rent issues: §83.46(1)

Security deposit: §83.49

Nonpayment of rent: §83.56(3)

Breach of lease: §83.56

Withholding of rent: §83.60

Repair and deduct: —

Access by landlord: §83.53

Retaliation by landlord: §83.64

Abandoned property: §715.104 to §715.111

Georgia

Website: www.dca.ga.gov/housing/housingdevelopment/programs/downloads/Georgia_Landlord_Tenant_Handbook.pdf

GA Code Annotated: §44-7-1 to §44-7-81

Rent issues: §44-7-1 to §44-7-16

Security deposit: §44-7-30 to §44-7-36

Nonpayment of rent: §44-7-50 to §44-7-52

Breach of lease: LL can terminate with Unconditional Quit Notice

Withholding of rent: §44-7-54

Repair and deduct: —

Access by landlord: —

Retaliation by landlord: —

Abandoned property: —

Hawaii

Website: http://hawaii.gov/dcca/ocp/landlord_tenant/

HI Revised Statute: §521-1 to §521-78

Rent issues: §521-21(b)

Security deposit: §521-44

Nonpayment of rent: §521-68(a), (b)

Breach of lease: §521-51, 521-69 to §521-72

Withholding of rent: §521-78

Repair and deduct: §521-64

Access by landlord: §521-53, §521-70(b), §521-73

Retaliation by landlord: §521-74

Abandoned property: §521-56

Idaho

Website: www.ag.idaho.gov/publications/consumer/LandlordTenant.pdf

ID Code: Title 6, §6-201 to §6-324; Title 55, §55-201 to §55-308

Rent issues: §6-301 to §6-324

Security deposit: §6-321

Nonpayment of rent: §6-303(2)

Breach of lease: §6-303

Withholding of rent: —

Repair and deduct: —

Access by landlord: —

Retaliation by landlord: §55-2015; *Wright v. Brandy*, 126 Idaho 671, 889 P.2d 105 (Ct. App. 1995)

Abandoned property: §6-311C

Illinois

Website: www.ilga.gov/legislation/ilcs/ilcs2.asp?ChapterID=62

IL Compiled Statute: Chap. 735 §5/9-201 to §321; Chap. 765 para. §705/0.01 to §742/30

Rent issues: —

Security deposit: Ch. 765 para. §710, §715

Nonpayment of rent: Ch. 735 para. §5/9-209

Breach of lease: LL can terminate with Unconditional Quit Notice

Withholding of rent: Ch. 765 para. §735/2 to §735/2.2

Repair and deduct: Ch. 765 §742/5

Access by landlord: —

Retaliation by landlord: Ch. 765 para. §720/1

Abandoned property: Ch. 735, §5/9-318

Indiana

Website: www.in.gov/legislative/ic/2010/title32/ar31/

IN Code Annotated: §32-31-1-1 to §32-31-9-15

Rent issues: *Watson v. Penn*, 108 Ind. 21, 8 NE 636 (1886)

Security deposit: §32-31-3-9 to §32-31-3-19

Nonpayment of rent: §32-31-1-6

Breach of lease: LL can terminate with Unconditional Quit Notice

Withholding of rent: —

Repair and deduct: —

Access by landlord: —

Retaliation by landlord: —

Abandoned property: §32-31-4-1 to 32-31-4-5, §32-31-5-5

Iowa

Website: www2.legis.state.ia.us/IACODE/1999/562A/
IA Code Annotated: Title XIV, §562A.1 to 562A.37 and §535.2(7)
Rent issues: §562A.9(3), §535.2(7)
Security deposit: §562A.12
Nonpayment of rent: §562A.27(2)
Breach of lease: §562A.27(1), .27A
Withholding of rent: §562A.24
Repair and deduct: §562A.23
Access by landlord: §562A.19, §562.28, §562.29
Retaliation by landlord: §562A.36
Abandoned property: —

Kansas

Website: http://kslegislature.org/li/b2011_12/statute/058_000_0000_chapter/058_025_0000_article/058_025_0001_section/058_025_0001_k/
KS Statute Annotated: §58-2501 to 58-2573
Rent issues: §58-2545(c)
Security deposit: §58-2550
Nonpayment of rent: §58-2507, §58-2508, §58-2564(b)
Breach of lease: §58-2559, §58-2564
Withholding of rent: §58-2561
Repair and deduct: —
Access by landlord: §58-2557, §58-2565
Retaliation by landlord: §58-2572
Abandoned property: §58-2565

Kentucky

Website: www.lrc.state.ky.us/krs/383-00/chapter.htm
KY Revised Statute Annotated: Chapter 383, §383.010 to §383.715
Rent issues: §383.565
Security deposit: §383.580
Nonpayment of rent: §383.660(2)
Breach of lease: §383.660(1)
Withholding of rent: §383.645
Repair and deduct: §383.635, §383.640
Access by landlord: §383.615, §383.665, §383.670
Retaliation by landlord: §383.705
Abandoned property: —

Louisiana

Website: www.ag.state.la.us/Shared/ViewDoc.aspx?Type=3&Doc=220 and www.legis.state.la.us/lss/lss.asp?doc=107457

LA Revised Statute Annotated: §9:3251 to §9:3261; Civil Code §2668 to §2729

Rent issues: —

Security deposit: §9:3251 to §9:3254

Nonpayment of rent: CCP §4701, §9:3259

Breach of lease: CCP §4701

Withholding of rent: —

Repair and deduct: Civil Code §2694

Access by landlord: Civil Code §2693

Retaliation by landlord: —

Abandoned property: *Donnell v. Gray*, 34 So. 2d 648 (1948)

Maine

Website: www.mainelegislature.org/legis/statutes/14/title14ch709sec0.html

ME Revised Statute Annotated: Title 14 §6001 to §6046

Rent issues: §6028

Security deposit: §6031 to §6038

Nonpayment of rent: §6002

Breach of lease: LL can terminate with Unconditional Quit Notice

Withholding of rent: §6021

Repair and deduct: §6026

Access by landlord: §6025

Retaliation by landlord: §6001

Abandoned property: §6005, §6013(3), (4)

Maryland

Website: www.oag.state.md.us/Consumer/landlordTenantPDF.pdf

MD Code Annotated [Real Property]: §8-101 to §8-604

Rent issues: §8-208(d)(3)

Security deposit: §8-203

Nonpayment of rent: §8-401

Breach of lease: §8-402.1

Withholding of rent: §8-118, §8-211, §8-211.1

Repair and deduct: —

Access by landlord: —

Retaliation by landlord: §8-206, §8-208.1, §8-208.2

Abandoned property: —

Massachusetts

Website: www.malegislature.gov/Laws/GeneralLaws/PartII/TitleI/Chapter186

MA General Laws Annotated: Chapter 186 §1 to 22

Rent issues: Ch. 186 §11, §15B(1)(c); Ch. 239 §8A

Security deposit: Ch. 186 §15B

Nonpayment of rent: Ch. 186 §11, §11A, §12

Breach of lease: LL can terminate with Unconditional Quit Notice

Withholding of rent: Ch. 239 §8A

Repair and deduct: Ch. 186 §14

Access by landlord: Ch. 186 §15B1(a)

Retaliation by landlord: Ch. 239 §2A, Ch. 186 §18

Abandoned property: —

Michigan

Website: [www.legislature.mi.gov/\(S\(tf2unj55w0wx1z45jxtwkeup\)\)/mileg.aspx?page=getObject&objectName=mcl-chap554](http://www.legislature.mi.gov/(S(tf2unj55w0wx1z45jxtwkeup))/mileg.aspx?page=getObject&objectName=mcl-chap554)

MI Compiled Laws: §554.131 to §554.201, §554.601-§554.641

Rent issues: Hilsendegen v. Scheich, 21 N.W. 2d 894 (1885)

Security deposit: §554.602 to §554.616

Nonpayment of rent: §554.134(2)

Breach of lease: §600.5714(c)

Withholding of rent: §125.530

Repair and deduct: Rome v. Walker, 198 N.W. 2d 458 (1972); §554.139

Access by landlord: —

Retaliation by landlord: §600.5720

Abandoned property: —

Minnesota

Website: www.ag.state.mn.us/consumer/housing/lt/default.asp

MN Statute Annotated: §504B.001 to 504B.471; §609.5317

Rent issues: —

Security deposit: §504B.178

Nonpayment of rent: §504B.135, §504B.291

Breach of lease: §504B.281, §504B.285

Withholding of rent: §504B.441

Repair and deduct: §504B.385

Access by landlord: §504B.211

Retaliation by landlord: §504B.285, §504B.441

Abandoned property: §504B.271

Mississippi

Website: www.mscode.com/free/statutes/89/008/index.htm and
www.mslawyer.com/statutes/landlord.html

MS Code Annotated: Title 89, §89-7-1 to §89-7-125, §89-8-1 to §89-8-27

Rent issues: —

Security deposit: §89-8-21

Nonpayment of rent: §89-7-27, §89-7-45

Breach of lease: §89-8-13

Withholding of rent: —

Repair and deduct: §89-8-15

Access by landlord: —

Retaliation by landlord: §89-8-17

Abandoned property: —

Missouri

Website: www.moga.mo.gov/statutes/c535.htm

MO Revised Statute: Chapter 441, §441.005-§441.880; Chapter 535, §535.150-
§535.300

Rent issues: §535.060

Security deposit: §535.300

Nonpayment of rent: §535.010

Breach of lease: LL can terminate with Unconditional Quit Notice

Withholding of rent: §441.570, §441.580

Repair and deduct: §441.234

Access by landlord: —

Retaliation by landlord: —

Abandoned property: §441.065

Montana

Website: http://data.opi.mt.gov/bills/mca_toc/70.htm

MT Code Annotated: §70-24-101 to §70-26-110

Rent issues: §70-24-201(2)(b)(c)

Security deposit: §70-25-201 to §70-24-206

Nonpayment of rent: §70-24-422(2)

Breach of lease: §70-24-422

Withholding of rent: §70-24-421

Repair and deduct: §70-24-406 to §70-24-408

Access by landlord: §70-24-312

Retaliation by landlord: §70-24-431

Abandoned property: §70-24-430

Nebraska

Website: www.nrec.ne.gov/legal/landlordacttoc.html

NE Revised Statute: §76-1401 to §76-1449, §69-2301 to §69-2314

Rent Issues: §76-1414(3)

Security deposit: §76-1416

Nonpayment of rent: §76-1431(2)

Breach of lease: §76-1431

Withholding of rent: §76-1428

Repair and deduct: §76-1427

Access by landlord: §76-1423, §76-1438

Retaliation by landlord: §76-14, §76-1439

Abandoned property: §69-2301 to §69-2314

Nevada

Website: www.leg.state.nv.us/NRS/NRS-118A.html and www.leg.state.nv.us/NRS/NRS-040.html#NRS040Sec385

NV Revised Statute Annotated: §118A.010 to §118A.530, §40.215 to §40.425

Rent issues: §118A.200(2)(g), (3)(c); §118A.210

Security deposit: §118A.240, §118A.250

Nonpayment of rent: §40.2512

Breach of lease: §40.2516

Withholding of rent: §118A.490

Repair and deduct: §118A.360, §118A.380

Access by landlord: §118A.330

Retaliation by landlord: §118A.510

Abandoned property: §118A.450, §118A.460

New Hampshire

Website: www.gencourt.state.nh.us/rsa/html/lv/540/540-mrg.htm; <http://gencourt.state.nh.us/rsa/html/lv/540-a/540-a-mrg.htm>; and <http://gencourt.state.nh.us/rsa/html/lv/540-b/540-b-mrg.htm>

NH Revised Statute Annotated: §540:1 to §540:29 to 540-A:1 to §540-A:8, §540-B:1 to §540-B:10

Rent issues: —

Security deposit: §540-A:5 to §540-A:8, §540-B:10

Nonpayment of rent: §540:2, §540:3, §540:9, §540:9-a

Breach of lease: LL can terminate with Unconditional Quit Notice

Withholding of rent: §540:13-d

Repair and deduct: —

Access by landlord: §540-A:3

Retaliation by landlord: §540:13-a, §540:13-b

Abandoned property: §540-A:3(VII)

New Jersey

Website: www.nj.gov/dca/divisions/codes/offices/landlord_tenant_information.html

NJ Statute Annotated: §46:8-1 to §46:8-50; 2A:42-1 to 2A:42-96

Rent issues: §2A-42-6.1

Security deposit: §46:8-19 to §46:8-26

Nonpayment of rent: §2A:18-53, §2A:18-61.1, §2A:18-61.2, §2A:42-9

Breach of lease: §2A:18-53(c), §2A:18-61.1(e)(1)

Withholding of rent: §2A:42-85 to §2A:42-92

Repair and deduct: *Marini v. Ireland*, 265 A.2d 526 (1970)

Access by landlord: —

Retaliation by landlord: §2A:42-10.10, §2A:42-10.12

Abandoned property: §2A:18-72 to 2A:18-82

New Mexico

Website: www.nmonesource.com/nmpublic/gateway.dll/?f=templates&fn=default.htm

NM Statute Annotated: §47-8-1 to §47-8-52; §47-8A-1

Rent issues: §47-8-15

Security deposit: §47-8-18

Nonpayment of rent: §47-8-33

Breach of lease: §47-8-33

Withholding of rent: §47-8-30

Repair and deduct: §47-8-29

Access by landlord: §47-8-24

Retaliation by landlord: §47-8-39

Abandoned property: §47-8-34.1

New York

Website: <http://public.leginfo.state.ny.us/MENUGETF.cgi?COMM ONQUERY=LAWS+&TARGET=VIEW>

NY Gen. Obligation Law (GOB), Article 7, §7-101 to 7-109; Real Property Laws (RPP), Article 7, §220-238; Real Property Acts §701-853; Multi-Dwelling Laws (MDW), Articles 1–11; Multiple Residence (MRE), Articles 1–9

Rent issues: —

Security deposit: GOB §7-101 to §7-109

Nonpayment of rent: RPA §711(2)

Breach of lease: RPA §711(3), § 711(6)

Withholding of rent: MRE §305-A, RPP 235-B

Repair and deduct: MRE §305-C, RPP 235-A

Access by landlord: —

Retaliation by landlord: RPP 223-B

Abandoned property: —

North Carolina

Website: www.ncleg.net/gascritps/Statutes/StatutesTOC.pl?Chapter=0042

NC General Statute: Chapter 42, §42-1 to §42-14.3; §42-25.6 to §42-76

Rent issues: §42-46

Security deposit: §42-50 to §42-56

Nonpayment of rent: §42-3

Breach of lease: LL can terminate with Unconditional Quit Notice if lease permits

Withholding of rent: §42-44

Repair and deduct: —

Access by landlord: —

Retaliation by landlord: §42-37.1 to §42-37.3

Abandoned property: §42-25.9, §42-36.2

North Dakota

Website: www.legis.nd.gov/cencode/t47c16.pdf

ND Century Code: §47-16-01 to §47-16-41

Rent issues: §47-16-07

Security deposit: §47-16-07.1, §47-16-07.2

Nonpayment of rent: §33-06-01

Breach of lease: LL can terminate with Unconditional Quit Notice if term is material

Withholding of rent: —

Repair and deduct: §47-16-13

Access by landlord: §47-16-07.3

Retaliation by landlord: —

Abandoned property: §47-16-30.1

Ohio

Website: <http://codes.ohio.gov/orc/5321>

OH Revised Code Annotated: §5321.01 to §5321.19

Rent issues: —

Security deposit: §5321.16

Nonpayment of rent: —

Breach of lease: §5321.11

Withholding of rent: §5321.07

Repair and deduct: —

Access by landlord: §5321.04(A)(8), §5321.05(B)

Retaliation by landlord: §5321.02

Abandoned property: —

Oklahoma

Website: www.ok.gov/OREC/documents/Landlord%20and%20Tenant%20Act%20Update.pdf

OK Statute Annotated: Title 41 §101 to §136

Rent issues: §109, §132

Security deposit: §115

Nonpayment of rent: §131

Breach of lease: §132

Withholding of rent: §121

Repair and deduct: §121

Access by landlord: §128

Retaliation by landlord: —

Abandoned property: §130

Oregon

Website: www.leg.state.or.us/ors/090.html; www.leg.state.or.us/ors/091.html; and www.leg.state.or.us/ors/105.html

OR Revised Statute: §90.100 to §90.875, §91.010 to §91.225, §105.165

Rent issues: OR §90.240(6)(a), §90.260

Security deposit: §90.300 to §90.302

Nonpayment of rent: §90.400(2)

Breach of lease: §90.400(1), §90.405

Withholding of rent: §90.370

Repair and deduct: §90.360, §90.365

Access by landlord: §90.322

Retaliation by landlord: §90.385

Abandoned property: §90.425, §105.165

Pennsylvania

Website: www.attorneygeneral.gov/uploadedfiles/consumers/landlord_tenant_act.pdf

PA Consolidated Statute Annotated: Title 68 §250.101 to §250-510-B, §399.1 to §399.18

Rent issues: —

Security deposit: §250.511a to §250.512

Nonpayment of rent: §250.501(b)

Breach of lease: §250.501, §250.505a

Withholding of rent: §250.206, §1700-1

Repair and deduct: Pugh v. Holmes, 405 A.2d 897 (1979)

Access by landlord: —

Retaliation by landlord: §250.205, §399.11

Abandoned property: —

Rhode Island

Website: <http://webserver.rilin.state.ri.us/Statutes/TITLE34/34-18/INDEX.HTM>

RI General Law: §34-18-1 to §34-18-57

Rent issues: §34-18-15(c), §34-18-35

Security deposit: §34-18-19

Nonpayment of rent: §34-18-35, §34-18-51

Breach of lease: §34-18-36

Withholding of rent: §34-18-32

Repair and deduct: §34-18-30, §34-18-31

Access by landlord: §34-18-26

Retaliation by landlord: §34-18-46

Abandoned property: —

South Carolina

Website: www.scstatehouse.gov/code/t27c040.php

SC Code Annotated: §27-33-10 to 27-33-50; §27-37-10 to 27-37-160; §27-40-10 to §27-40-940

Rent issues: §27-40-310(c)

Security deposit: §27-40-410

Nonpayment of rent: §27-40-710

Breach of lease: §27-40-710, §27-37-10(B)

Withholding of rent: §27-40-640, §27-40-790

Repair and deduct: §27-40-630, §27-40-640, §27-40-790

Access by landlord: §27-40-530

Retaliation by landlord: §27-40-910

Abandoned property: §27-40-730

South Dakota

Website: <http://legis.state.sd.us/statutes/DisplayStatute.aspx?Statute=21-16&Type=Statute> and <http://legis.state.sd.us/statutes/DisplayStatute.aspx?Statute=43-32&Type=Statute>

SD Codified Laws Annotated: §21-16-1 to 21-16-12, §43-32-1 to §43-32-31

Rent issues: §43-32-12

Security deposit: §43-32-6.1, §43-32-24

Nonpayment of rent: §21-16-2

Breach of lease: §21-16-2

Withholding of rent: §43-32-9

Repair and deduct: §43-32-9

Access by landlord: —

Retaliation by landlord: §43-32-27, §43-32-28

Abandoned property: §43-32-25, §43-32-26

Tennessee

Website: <http://tn.gov/consumer/documents/UniformResidentialLandlordandTenantAct7.12.12.pdf>

TN Code Annotated: Title 66, §66-28-101 to §66-28-521

Rent issues: §66-28-201(c), (d)

Security deposit: §66-28-301

Nonpayment of rent: §66-28-505

Breach of lease: §66-28-401, §66-28-505(d)

Withholding of rent: §68-111-104

Repair and deduct: §66-28-502

Access by landlord: §66-28-403, §66-28-507

Retaliation by landlord: §66-28-514, §68-111-105

Abandoned property: §66-28-405

Texas

Website: www.statutes.legis.state.tx.us/SOTWDocs/PR/htm/PR.91.htm and www.statutes.legis.state.tx.us/SOTWDocs/PR/htm/PR.92.htm

TX Property Code Annotated: Title 8, §91.001 to §92.355

Rent issues: —

Security deposit: §92.101 to §92.109

Nonpayment of rent: §24.005

Breach of lease: —

Withholding of rent: —

Repair and deduct: §92.056, §92.0561

Access by landlord: —

Retaliation by landlord: §92.331

Abandoned property: —

Utah

Website: <http://le.utah.gov/UtahCode/chapter.jsp?code=57> and <http://le.utah.gov/UtahCode/chapter.jsp?code=78B>

UT Code Annotated: Title 57, §57-17-1 to §57-17-5, §57-20-1, §57-21-1 to §57-21-14, §57-22-1 to §57-22-6, §78B-6-801 to 78B-6-816

Rent issues: —

Security deposit: §57-17-1 to §57-21-5

Nonpayment of rent: §78-36-3(c)

Breach of lease: §78-36-3

Withholding of rent: —

Repair and deduct: —

Access by landlord: §57-22-5(2)(c)

Retaliation by landlord: Bldg. Monitoring Sys. v. Paxton, 905 P.2d 1215 (Utah 1995)

Abandoned property: §78-36-12.6

Vermont

Website: www.leg.state.vt.us/statutes/sections.cfm?Title=09&Chapter=137

VT Statute Annotated: Title 9, Chapter 137, §4451 to §4468

Rent issues: §4455

Security deposit: §4461

Nonpayment of rent: §4467(a)

Breach of lease: LL can terminate with Unconditional Quit Notice

Withholding of rent: §4458

Repair and deduct: §4459

Access by landlord: §4460

Retaliation by landlord: §4465

Abandoned property: §4462

Virginia

Website: <http://leg1.state.va.us/cgi-bin/legp504.exe?000+cod+TOC5500000001300000000000>

VA Code Annotated: Title 55, Chapter 13, §55-217 to §55-248

Rent issues: §55-248-7(c)

Security deposit: §55-248.15:1

Nonpayment of rent: §55-225, 55-243, §55-248.31

Breach of lease: §55-248.31

Withholding of rent: §55-248.25, §55-248.25:1, §55-248.27

Repair and deduct: §55-248.32

Access by landlord: §55-248.18, §55-248.38

Retaliation by landlord: §55-248.39

Abandoned property: §55-248.38:1, §55-248.38:2

Washington

Website: <http://apps.leg.wa.gov/rcw/default.aspx?Cite=59>

WA Revised Code Annotated: Title 59, §59.04.010 to §59.04.900, §59.18.010 to §59.18.911

Rent issues: —

Security deposit: §59.18.260 to §59-18.285

Nonpayment of rent: §59.12.030(3)

Breach of lease: §59.12.030(4)

Withholding of rent: §59.18.110, §59.18.115

Repair and deduct: §59.18.100

Access by landlord: §59.18.150

Retaliation by landlord: §59.18.240, §59.18.250

Abandoned property: §59.18.310

West Virginia

Website: www.legis.state.wv.us/WVCODE/Code.cfm?chap=37&art=6#06 and www.legis.state.wv.us/WVCODE/Code.cfm?chap=55&art=3A#03A

WV Code: §37-6-1 to §37-6-30, 55-3A-1

Rent issues: —

Security deposit: —

Nonpayment of rent: §55-3A-1

Breach of lease: §55-3A-1

Withholding of rent: —

Repair and deduct: *Chewrant v. Bee*, 28 S.E. 751 (1978)

Access by landlord: —

Retaliation by landlord: *Imperial Colliery Co. v. Fout*, 373 S.E. 2d 489 (1998)

Abandoned property: —

Wisconsin

Website: <https://docs.legis.wisconsin.gov/statutes/statutes/704.pdf>

WI Statute Annotated: Chapter 704, §704.01 to §704.50; Administrative Code ATCP §134.01 to §134.10

Rent issues: —

Security deposit: Code ATCP §134.06

Nonpayment of rent: §704.17

Breach of lease: §704.17

Withholding of rent: §704.07(4)

Repair and deduct: —

Access by landlord: §704.05(2)

Retaliation by landlord: §704.45, ATCP §134.09(5)

Abandoned property: §704.05(5)

Wyoming

Website: <http://legisweb.state.wy.us/statutes/statutes.aspx>

WY Statute: §34-2-128 to §34-2-129, §1-21-1201 to §1-21-1211

Rent issues: —

Security deposit: §1-21-1208, §1-21-1209

Nonpayment of rent: §1-21-1201 to §1-21-1203

Breach of lease: §1-21-1205

Withholding of rent: §1-21-1206

Repair and deduct: —

Access by landlord: —

Retaliation by landlord: —

Abandoned property: §1-21-1210

Scenario-Specific Laws by State Regarding rent control

States with Rent Control		
California ^a	Maryland ^b	New York ^c
District of Columbia	New Jersey ^d	

^a Cities with rent control include Berkeley, Beverly Hills, East Palo Alto, Hayward, Los Angeles, Los Gatos, Oakland, Palm Springs, San Francisco, San Jose, Santa Monica, and West Hollywood; cities with a Just Cause Ordinance or Rent Mediation/Review include Campbell, Fremont, Gardena, Glendale, Pasadena, San Diego, and San Leandro

^b Cities/counties include College Park, Frederick County, Takoma Park, and Washington County

^c Numerous municipalities and counties

^d Numerous municipalities and counties

States That Prohibit or Preempt Rent Control				
Alabama	Idaho	Massachusetts	North Carolina	Texas
Arizona	Illinois	Michigan	North Dakota	Utah
Arkansas	Indiana	Minnesota	Oklahoma	Vermont
Colorado	Iowa	Mississippi	Oregon	Virginia
Connecticut	Kansas	Missouri	South Carolina	Washington
Florida	Kentucky	New Hampshire	South Dakota	Wisconsin
Georgia	Louisiana	New Mexico	Tennessee	Wyoming

Note: States not listed in the previous two tables don't have rent control and/or prohibition/preemption.

Regarding repairing and deducting

States That Allow a Tenant to Repair and Deduct				
Alaska	Illinois	Minnesota	New York ^b	South Dakota
Arizona	Iowa	Mississippi	North Dakota	Tennessee
California	Kentucky	Missouri	Oklahoma	Texas
Connecticut	Louisiana	Montana	Oregon	Utah
Delaware	Maine	Nebraska	Pennsylvania	Vermont
District of Columbia ^a	Massachusetts	Nevada	Rhode Island	Washington
Hawaii	Michigan	New Jersey	South Carolina	

^a Fire alarm installation only

^b Emergency repairs only

Regarding withholding of rent

States That Allow Tenant to Withhold Rent if Landlord Fails to Provide Essential Services or Habitable Premises

Alabama	Florida	Massachusetts	New Jersey	South Carolina
Alaska	Hawaii	Michigan	New Mexico	South Dakota
Arizona	Illinois	Minnesota	New York	Tennessee
California	Iowa	Missouri	Ohio	Vermont
Colorado	Kansas	Montana	Oklahoma	Virginia
Connecticut	Kentucky	Nebraska	Oregon	Washington
Delaware	Maine	Nevada	Pennsylvania	Wisconsin
District of Columbia	Maryland	New Hampshire	Rhode Island	Wyoming

Regarding month-to-month tenancy termination

Notice to Terminate a Month-to-Month Tenancy by State

<i>State</i>	<i>Notice from Tenant to Landlord</i>	<i>Notice from Landlord to Tenant</i>	<i>Statute</i>
Alabama	30 days	30 days	§35-9A-441
Alaska	30 days	30 days	§34.03.290(b)
Arizona	30 days	30 days	§33-1375
Arkansas	Per lease	10 days	§18-16-101, 18-17-704
California	30 days	60 days (30 days if tenancy less than 1 year or other conditions)	§1946.1, 827a
Colorado	10 days	10 days	§13-40-107
Connecticut	N/A	3 days	§47a-23
Delaware	60 days ^b	60 days	§5106, §5107
District of Columbia	30 days	30 days	§42-3202
Florida	15 days	15 days	§83.57
Georgia	30 days	60 days	§44-7-6, §44-7-7

State	Notice from Tenant to Landlord	Notice from Landlord to Tenant	Statute
Hawaii	28 days	45 days	§521-71, §521-21(d)
Idaho	1 month	1 month	§55-208, §55-307
Illinois	30 days	30 days	§5/9-207
Indiana	1 month	1 month	§32-31-1-1, §32-31-5-4
Iowa	30 days	30 days	§562A.34, §562A.13(5)
Kansas	30 days	30 days	§58-2570
Kentucky	30 days	30 days	§383.695
Louisiana	10 days	10 days	§2728
Maine	30 days	30 days	§6002, §6015
Maryland	1 month	1 month	§8-402(b)(3)&(4)
Massachusetts	Longer of interval between payments or 30 days	Longer of interval between payments or 30 days	§186, §12
Michigan	Interval between payments	Interval between payments	§554.134
Minnesota	Lesser of interval between payments or 3 months	Lesser of interval between payments or 3 months	§504B.135
Mississippi	30 days	30 days	§89-8-19
Missouri	1 month	1 month	§441.060
Montana	30 days	30 days	§70-24-441, §70-26-109
Nebraska	30 days	30 days	§76-1437
Nevada	30 days	30 days	§40.251, §118A.300
New Hampshire	30 days	30 days ^a	§540:2, §540:3
New Jersey	1 month	1 month ^a	§2A:18-56
New Mexico	30 days	30 days	§47-8-37, §47-8-15(F)
New York	1 month	1 month	§232-B
North Carolina	7 days	7 days	§42-14
North Dakota	30 days ^c	30 days	§47-16-15, §47-16-07

(continued)

***(continued)* Notice to Terminate a Month-to-Month Tenancy by State**

State	Notice from Tenant to Landlord	Notice from Landlord to Tenant	Statute
Ohio	30 days	30 days	§5321.17
Oklahoma	30 days	30 days	§111
Oregon	30 days	60 days (30 days if tenancy less than 1 year or rental property sold and other conditions)	§91.070, §90.427
Pennsylvania	N/A	N/A	N/A
Rhode Island	30 days	30 days	§34-18-16.1, §34-18-37
South Carolina	30 days	30 days	§27-40-770
South Dakota	1 month ^b	1 month	§43-32-13, §43-8-8
Tennessee	30 days	30 days	§66-28-512
Texas	1 month	1 month	§91.001
Utah	N/A	15 days	§78B-6-802
Vermont	1 rental period ^d	30 days	§4467, §4456(d)
Virginia	30 days	30 days	§55-248.37, §55-248.7
Washington	20 days	20 days	§59.18200, §59.18.140
West Virginia	1 month	1 month	§37-6-5
Wisconsin	28 days	28 days	§704.19
Wyoming	N/A	N/A	N/A

^a Landlord may terminate for just cause only

^b Tenant may terminate on 15 days' notice if landlord changes terms

^c Tenant may terminate on 25 days' notice if landlord changes terms

^d See code for details

Regarding changing the terms of the rental agreement

States with No Statute on the Notice Required to Change Rent or Other Terms

Alabama	Louisiana	New York	Tennessee
Arkansas	Michigan	North Carolina	Texas
District of Columbia	Minnesota	Ohio	Utah
Florida	Mississippi	Oklahoma	Virginia ^a
Georgia	Missouri	Oregon	West Virginia
Kansas	Nebraska	South Carolina	Wisconsin

^a Landlord must comply with rental agreement notice requirements, and tenant must agree to any change in writing.

Regarding landlord responsibility when tenant vacates early

States Where Landlord Must Mitigate or Minimize Potential Loss of Rent if Tenant Vacates Early

Alabama	Idaho	Maine	New Mexico	Rhode Island	Wisconsin
Alaska	Illinois	Maryland	New York	South Carolina	Wyoming
Arizona	Indiana	Missouri	North Carolina	Tennessee	
California	Iowa	Montana	North Dakota	Texas	
Connecticut	Kansas	Nebraska	Ohio	Utah	
Delaware	Kentucky	Nevada	Oklahoma	Virginia	
Hawaii	Louisiana	New Jersey	Oregon	Washington	

Regarding re-renting the unit

States Where Landlord Isn't Required to Re-rent Unit				
Arkansas	District of Columbia	Georgia	Minnesota	Pennsylvania
Colorado	Florida	Massachusetts	Mississippi	Vermont

Note: States not listed in this table don't have a statute or court case addressing a landlord's duty to mitigate loss of income when a tenant vacates early.

Regarding time tenant has to pay rent post-nonpayment notice

Time Permitted for Tenant to Pay Rent after Nonpayment Notice Served		
<i>State</i>	<i>Time Allotment</i>	<i>Statute</i>
Alabama	7 days Landlord can terminate with Unconditional Quit Notice on 7 or 14 days' notice depending on reason	§35-9A-421
Alaska	7 days	§09.45.090, §34.03.220
Arizona	5 days	§33-1368
Arkansas	Landlord may terminate with Unconditional Quit Notice of 3 days	§18-60-304, §18-16-101
California	3 days	§1161(2)
Colorado	3 days	§13-40-104(1)(d)
Connecticut	9 days Landlord can't serve Unconditional Quit Notice unless rent is 9 or more days late	§47a-23, §47a-15a
Delaware	5 days	§5501(d), §5502
District of Columbia	30 days	§42-3505.01
Florida	3 days	§83.56(3)
Georgia	Landlord can file for eviction immediately if rent not paid; tenant has 7 days to pay	§44-7-50, §44-7-52

State	Time Allotment	Statute
Hawaii	5 days	§521-68
Idaho	3 days	§6-303(2)
Illinois	5 days	§5/9-209
Indiana	10 days	§32-31-1-6
Iowa	3 days	§562A.27(2)
Kansas	10 days (tenancies longer than 3 months); 3 days (tenancies less than 3 months)	§58-2507, §58-2508, §58-2564(b)
Kentucky	7 days	§383.660(2)
Louisiana	Landlord can terminate with Unconditional Quit Notice	§4701
Maine	7 days (after rent is 7 days late)	Title 14, §6002
Maryland	5 days	§8-401
Massachusetts	14 days or per lease; immediate for holdover tenants	§186, §11 to §12
Michigan	7 days	§554.134(2)
Minnesota	14 days	§504B.135
Mississippi	3 days (if rent & costs are paid prior to removal tenant can stay)	§89-7-27, §89-7-45
Missouri	Landlord can terminate with Unconditional Quit Notice	§535.010
Montana	3 days	§70-24-422(2)
Nebraska	3 days	§76-1431(2)
Nevada	5 days	§40.251
New Hampshire	7 days (tenant can stay if rent paid + \$15)	40:2, §540:3, §540:9
New Jersey	30 days (tenant can pay rent + costs any time before trial)	§2A:18-53, §2A:18-61.1, §2A:18-61.2, §2A:42-9
New Mexico	3 days	§47-8-33(D)
New York	3 days	§711(2)
North Carolina	10 days	§42-3
North Dakota	Landlord can file eviction when rent is 3 days late; can terminate with Unconditional Quit Notice	§33-06-01
Ohio	Landlord can terminate with Unconditional Quit Notice	N/A

(continued)

***(continued)* Time Permitted for Tenant to Pay Rent after
Nonpayment Notice Served**

<i>State</i>	<i>Time Allotment</i>	<i>Statute</i>
Oklahoma	5 days	§131
Oregon	72 hours (after rent is 8 days late); 144 hours (after rent is 5 days late)	§90.400(2)(b)
Pennsylvania	10 days	§250.501(b)
Rhode Island	5 days (after rent is 15 days late and subject to conditions)	§34-18-35
South Carolina	5 days (or less, per rental contract and conditions)	§27-40-710(B), §27-37-10(B)
South Dakota	3 days; landlord can terminate with Unconditional Quit Notice	§21-16-1(4), §21-16-2
Tennessee	14 days to pay (plus 16 days to vacate)	§66-28-505
Texas	Per lease (or 3 days without writ- ten agreement)	§24.005
Utah	3 days	§78-36-3(c)
Vermont	14 days	§4467(a)
Virginia	5 days (If rent + costs + interest are paid, tenant can stay)	§55-225, §55-243, §55-248.31
Washington	3 days	§59.12.030(3)
West Virginia	Landlord can file for eviction immediately without giving notice or opportunity to cure	§55-3A-1
Wisconsin	5 days (month-to-month or lease less than one year); 30 days (lease greater than 1 year)	§704.17
Wyoming	3 days (if rent is 3 days or more late and minimum notice of 3 days); can also terminate with Unconditional Quit Notice	§1-21-1002 to §1-21-1003

Regarding unconditional quit notices

Time Permitted for Landlord to Use Unconditional Quit Notice without Permitting Tenant to Pay Past-Due Rent or Cure a Lease Violation

<i>State</i>	<i>Time Allotment</i>	<i>Statute</i>
Alabama	7 days (see statute but generally possession or use of illegal drugs, discharge of firearm, or criminal assault) 14 days (misrepresentation of material fact in rental application or rental agreement)	§35-9A-421
Alaska	24 hours (causing more than \$400 of damage or repeat lease violation within 6 months) 3 days (failure to pay utility bills twice within 6 months) 5 days (certain illegal activity on property) 10 days (not allowing landlord to enter rental unit)	§34.03.220(a)(1), §9.45.090(a) (2)(G), §34.03.220(e), §34.03.300(a)
Arizona	Immediately (see statute but includes murder, prostitution, discharging a weapon, use or sale of illegal drugs, or assaults) 10 days (material misrepresentation of criminal record, prior eviction, or current criminal activity)	§33-1368
Arkansas	3 days (see statute but generally for non-payment of rent after 10 days' notice or engaging in illegal activity such as gambling, prostitution, or unlawful sale of alcohol)	§18-60-304, §18-16-101
California	3 days (assigning or subletting without landlord approval, committing waster or nuisance, or illegal activity on premises)	§1161(4)
Colorado	Immediately (any repeated violation of lease clause)	§13-40-104(1) (e.5)
Connecticut	Immediately (conviction for gambling or prostitution) 3 days (see statute but generally for non-payment of rent, serious nuisance, violation of rental agreement, refusal to accept fair rent increase, intent of landlord to use as principal residence, removal of unit from rental market, and other reasons)	§47a-23, §47a-15, §47a-15a, §47a-31

(continued)

***(continued)* Time Permitted for Landlord to Use Unconditional
Quit Notice without Permitting Tenant to Pay
Past-Due Rent or Cure a Lease Violation**

State	Time Allotment	Statute
Delaware	Immediately (see statute but generally violation of law or breach of rental agreement under certain circumstances) 7 days (see statute but generally violation of lease provision that is also violation of local or state law or violation of material term of lease provision twice within 12 months)	§5513, §5514
District of Columbia	30 days (court determines an illegal act was performed on the premises)	§42-3505.01(c)
Florida	7 days (intentional destruction of rental property or other tenant's property or unreasonable disturbances; repeat violation of lease term within 12 months)	§83.56(2)(a)
Georgia	Immediately (holding over after expiration of lease or rental agreement or nonpayment of rent more than once in 12 months)	§44-7-50, §44-7-52
Hawaii	Immediately (causing or threatening to cause irreparable harm to any person or property) 5 days (second failure to abate a nuisance within 24 hours of notice)	§521-70(c), §521-69, §666-3
Idaho	Immediately (using, delivering, or producing a controlled substance on the property) 3 days (assigning or subletting with landlord's consent or causing serious damage to property)	§6-303
Illinois	5 days (unlawful use or sale of any controlled substance) 10 days (failure to abide by any term of the lease)	735 §5/9-210, 740 §40/11
Indiana	Immediately (if lease, holding over after lease expiration; if no lease, committing waste)	§32-31-1-8

State	Time Allotment	Statute
Iowa	3 days (creating a clear and present danger to the health and safety of others within 1,000 feet of rental property) 7 days (repeat violation of same lease term within 6 months)	§562A.27, §562A.27A
Kansas	30 days (second similar material violation of lease after first violation corrected)	§58-2564(a)
Kentucky	14 days (repeating the same material violation of lease term within 6 months of being given first notice to cure or quit)	§383.660(1)
Louisiana	5 days (failure to pay rent, using dwelling for purposes other than intended, or upon termination of lease for any reason)	§2686, §4701
Maine	7 days (tenants at will: violations of law relating to tenancy, substantial damage to the premises, maintaining a nuisance, or causing the dwelling to be unfit for human habitation)	§6002
Maryland	14 days (see statute but generally breaching lease by behaving in a manner that creates a clear and present danger to tenant and/or others or landlord's property; lease provides for termination for lease violation after 14 days' notice) 30 days (see statute but generally any lease violation if lease provides tenancy can terminate; tenant is late paying rent 3 times within 12 months with conditions)	§8-402.1(a)
Massachusetts	14 days (tenant at will: second notice to pay rent or quit within 12 months)	§186, §12
Michigan	24 hours (manufacture, dealing, or possession of illegal drugs on premises with conditions) 7 days (failure to pay rent) 7 days (willfully or negligently causing a serious and continuing health hazard or damage to the premises)	§554.134
Minnesota	14 days (tenant at will: failure to pay rent)	§504B.135

(continued)

***(continued)* Time Permitted for Landlord to Use Unconditional
Quit Notice without Permitting Tenant to Pay
Past-Due Rent or Cure a Lease Violation**

State	Time Allotment	Statute
Mississippi	14 days (repeating the same act, which is a lease violation after notice within 6 months) 30 days (nonremediable violation of lease or obligations imposed by statute)	§89-8-13
Missouri	10 days (using the premises for gambling, prostitution, or possession, sale, or distribution of controlled substances; assigning or subletting without landlord's consent; seriously damaging or violating the lease)	§441.020, §441.030, §441.040
Montana	3 days (unauthorized pet or person living on premises, destroying or removing any part of the premises, being arrested or charged with drug or gang-related activity) 5 days (repeating the same act, which is a lease violation after notice within 6 months) 14 days (any other noncompliance with rental agreement that can't be remedied or repaired)	§70-24-422(1) (e), §70-24-422
Nebraska	14 days (repeating the same act, which is a lease violation after notice within 6 months)	§76-1431(1)
Nevada	Immediately (violation of lease term that can't be cured) 3 days (assigning or subletting in violation of lease; substantial damage to property; conducting an unlawful business; permitting or creating a nuisance; causing injury and damage to other tenants/occupants or adjacent buildings/structures; or unlawful possession, sale, manufacture, or distribution of illegal drugs)	§40.2514, §40.2516
New Hampshire	7 days (see statute for full provisions about restricted or nonrestricted properties) 30 days (see statute for full provisions but generally applies to nonrestricted property for any reason other than for which 7 days notice can be given)	§540:1-a, §540:2, §540-3

State	Time Allotment	Statute
New Jersey	3 days (see statute but generally for disorderly conduct; willful or gross negligent destruction of landlord's property; assaults upon or threats against landlord; termination of tenant's employment at property; conviction for use, possession, or manufacture of an illegal drug on or adjacent to property; and other causes)	§2A:18-53(c), §2A:19-61.1, §2A:18-61.2(a), §2A:18-61.2(b), §2A:18-61.1
New Mexico	3 days (substantial violation of lease) 7 days (repeat violation of lease term within 6 months)	§47-8-33(I), §47-8-33(B) & (C)
New York	30 days (holdover of month-to-month tenancy)	Real Prop. Law §232-a
North Carolina	Immediately (violation of lease term that is specified in lease as grounds for eviction for noncompliance or holdover of tenancy)	§42-26(a)
North Dakota	3 days (failure to pay rent within 3 days of due date, holding over after lease expiration, holding over after sale or any judicial process terminating tenancy, violation of any material term of lease, and using property in a manner contrary to agreement between tenant and landlord)	§47-32-02
Ohio	3 days (see statute but generally nonpayment of rent; violation of lease or rental agreement; or landlord has reasonable belief that tenant has used, sold, or manufactured illegal drugs on premises)	§1923.02 to §1923.04; §5321.17
Oklahoma	Immediately (criminal or drug-related activity or repeat violation of lease term)	41 §132
Oregon	24 hours (see statute but generally violence or threats of violence by tenant or guest; intentionally causing substantial property damage; giving false information on rental application regarding a criminal conviction; committing any "outrageous in the extreme" act; intentionally or recklessly injuring someone for reasons of the person's race, color, religion, national origin, or sexual orientation; second failure to remove a pet that has caused substantial damage)	§90.396, §90.403

(continued)

***(continued)* Time Permitted for Landlord to Use Unconditional
Quit Notice without Permitting Tenant to Pay
Past-Due Rent or Cure a Lease Violation**

<i>State</i>	<i>Time Allotment</i>	<i>Statute</i>
Pennsylvania	10 days (nonpayment of rent) 10 days (any tenancy: first conviction for illegal sale, manufacture, or distribution of an illegal drug; repeated use of an illegal drug; seizure by law enforcement of an illegal drug within the premises) 15 days (lease of 1 year or less or lease of unspecified time: violations of the terms of the lease) 30 days (lease more than 1 year: violations of the terms of the lease)	§250.501(b), §250.505-A
Rhode Island	Immediately (see statute but generally any tenant who possesses, uses, or sells illegal drugs; attempts or commits any violent crime; and other terms) 20 days (repeating an act that violates the lease or rental agreement or affects health and safety more than once within 6 months)	§34-18-24, §34-18-36(f), §34-18-36(e)
South Carolina	Immediately (nonpayment of rent after receiving notice during the tenancy, or allowing illegal activities on property)	§27-40-710
South Dakota	3 days (nonpayment of rent, holdover after expiration of lease, or substantial damage to property)	§21-16-1, §21-16-2
Tennessee	14 days (repeating an act that violates the lease or rental agreement or affects the health and safety more than once within 6 months after notice given for first violation)	§66-28-505(a)
Texas	3 days, or lease may specify a shorter or longer time frame (nonpayment of rent or holdover after expiration of lease)	§24.005
Utah	3 days (holdover after expiration of lease, assigning or subletting without landlord's consent, substantial damage to property, conducting an illegal business on the premises, maintaining a nuisance, or committing a criminal act on the premises)	§78B-6-802

<i>State</i>	<i>Time Allotment</i>	<i>Statute</i>
Vermont	30 days (three notices of nonpayment of rent or late rent within 12 months or any violation of lease term or landlord-tenant law)	§4467
Virginia	Immediately (breach of lease or rental agreement that is a nonremediable, willful, or criminal act and a threat to the health and safety of others) 30 days (repeated violation of lease)	§55-248.31, §55-248.32
Washington	3 days (holdover after expiration of lease, serious damage to property, carrying on an unlawful business, maintaining a nuisance, or gang-related activity)	§59.12.030
West Virginia	Immediately (not specified)	§55-3A-1
Wisconsin	14 days (month-to-month tenants: failure to pay rent, violation of rental agreement, or substantial damage to property) 14 days (tenants with lease less than 1 year or year-to-year tenants: failing to pay rent timely, causing substantial damage to property, or violation of lease term more than once within 1 year after notice given for first violation) 5 days (all tenants: causing a nuisance on property per law enforcement notice)	§704.17
Wyoming	3 days (nonpayment of rent, holdover after expiration of lease, damage to premises, interference with another's enjoyment, denying access to landlord, or violating tenant defined duties in statutes)	§1-21-1002, §1-21-1003

Regarding small claims court

Small Claims Court Limits by State	
<i>State</i>	<i>Limit</i>
Alabama	\$3,000
Alaska	\$10,000
Arizona	\$2,500
Arkansas	\$5,000
California	\$10,000 (for individuals only with limit of 2 times per year for claim greater than \$2,500); business entity limit is \$5,000
Colorado	\$7,500
Connecticut	\$5,000 (except for security deposit disputes)
Delaware	\$15,000
District of Columbia	\$5,000
Florida	\$5,000
Georgia	\$15,000 (but no limit for eviction cases)
Hawaii	\$5,000 (no limit in security deposit dispute cases)
Idaho	\$5,000
Illinois	\$10,000
Indiana	\$6,000
Iowa	\$5,000
Kansas	\$4,000
Kentucky	\$2,500
Louisiana	\$3,000 (city court), \$5,000 (justice of the peace with no limit for eviction cases)
Maine	\$6,000
Maryland	\$5,000
Massachusetts	\$7,000 (with no limit for property damage by motor vehicle)
Michigan	\$3,000
Minnesota	\$7,500 (\$4,000 limit for consumer credit transactions; \$15,000 for claims for monetary or personal property subject to criminal forfeiture laws)
Mississippi	\$3,500
Missouri	\$5,000
Montana	\$7,000

<i>State</i>	<i>Limit</i>
Nebraska	\$3,500 (to be adjusted again in 2015 based on consumer price index)
Nevada	\$7,500
New Hampshire	\$7,500
New Jersey	\$3,000 (but \$5,000 for security deposit disputes)
New Mexico	\$10,000
New York	\$5,000 (but \$3,000 for town and village justice courts)
North Carolina	\$5,000
North Dakota	\$10,000
Ohio	\$3,000
Oklahoma	\$6,000
Oregon	\$7,500
Pennsylvania	\$12,000
Rhode Island	\$2,500
South Carolina	\$7,500
South Dakota	\$12,000
Tennessee	\$25,000 (but no limit in evictions or lawsuits to recover personal property)
Texas	\$10,000
Utah	\$10,000
Vermont	\$5,000
Virginia	\$5,000
Washington	\$5,000
West Virginia	\$5,000
Wisconsin	\$10,000 (but no limit in evictions)
Wyoming	\$6,000

Regarding security deposits

Security Deposit Requirements

States Requiring Security Deposits Held in Separate Account

Alaska	Florida ^a	Maine	New Hampshire ^{a, g}	North Dakota	Washington
Connecticut	Georgia ^{a, b}	Maryland ^d	New Jersey ^h	Oklahoma	
Delaware ^c	Iowa	Massachusetts ^e	New York ⁱ	Pennsylvania ^a	
District of Columbia	Kentucky	Michigan ^f	North Carolina ^a	Tennessee ^c	

^a Landlord can post bond in lieu of separate security deposit account.

^b Only applies to landlords who own ten or more units (including family) or use a management company and must be placed in a state or federally regulated financial institution.

^c In writing or orally must disclose location of separate security deposit account.

^d Landlord may hold all security deposits as insured CDs or in federal or state securities.

^e Landlord must, within 30 days of receipt, disclose the amount of security deposit and the name and location of bank and account number where the security deposit is held.

^f Landlord must place security deposits in a regulated financial institution and may use them as long as cash or surety bond is deposited with the Michigan Secretary of State.

^g Landlord must disclose amount of security deposit, interest rate, and the name and location of bank and account number where the security deposit is held.

^h Landlord must disclose within 30 days (and every time interest is paid) the amount of security deposit, current interest rate, the type of account, and the name and location of bank where the security deposit is held.

ⁱ Separate bank account not required, but landlord may not commingle with personal assets. Landlords of buildings with six or more rental units must deposit in New York bank.

States Requiring Interest Paid on Security Deposits Held by Landlord

Connecticut ^f	Illinois ^b	Massachusetts ⁱ	New Jersey ^d	North Dakota ^m	Virginia ^p
District of Columbia ^g	Iowa ^c	Minnesota ^j	New Mexico ^l	Ohio ⁿ	
Florida ^a	Maryland ^h	New Hampshire ^k	New York ^e	Pennsylvania ^o	

^a Not required, but conditions apply if interest paid on security deposits. Conditions include payment of interest annually and at termination of tenancy and no interest due to tenants if they wrongfully terminate before end of rental term.

^b Only if landlord owns 25 or more rental units on deposits held over 6 months. Interest rate is minimum paid for savings accounts by the largest commercial bank in state as of 12/31 of prior year.

^c Not required, but (if paid) must be paid at termination of tenancy, although landlord can keep interest earned on security deposit during first five years of tenancy.

^d Interest payments may be paid annually or credit given toward rent. If landlord owns fewer than ten units, he may place deposit in an interest-bearing New Jersey financial institution account. If landlord owns ten or more units, he must invest security deposits in an insured money market fund or account that pays quarterly interest at rate comparable to the money market fund.

^e Not required if building is nonregulated and contains five or fewer rental units.

^f Interest payments must be made annually and at termination of tenancy, and interest rate must be average of insured savings deposits but not less than 1.5%.

^g Interest payments must be made at termination of tenancy at prevailing statement savings rate.

^h Interest payments must be made within 45 days of termination of tenancy at 3% (simple interest) on deposits of \$50 or more, and deposits must be held in Maryland financial institution.

ⁱ Interest payments must be made yearly or within 30 days of termination of tenancy at 5% or the amount received from a required Massachusetts financial institution.

^j Interest payments at 1% simple noncompounded interest rate per year but less than \$1 is excluded.

^k Interest must be paid on security deposits held longer than one year at interest rate paid on regular savings accounts in New Hampshire financial institution where funds held and other terms.

^l If landlord collects security deposit larger than one month's rent on 12-month lease, he must pay interest on an annual basis at passbook savings rate.

^m Landlord must pay interest if the period of occupancy is 9 months or more. Money must be held in interest-bearing insured account for benefit of tenant and paid at termination of lease.

ⁿ Any security deposit in excess of the greater of \$50 or one month's rent must bear interest on the excess at 5% per annum if the tenancy is 6 months or more and must be paid annually and at termination of tenancy.

^o Interest is earned and must be paid on tenancies of 2 or more years with interest beginning to be earned in the 25th month of occupancy. Interest must be paid at the end of the third year and every subsequent year minus a 1% fee.

^p Interest on security deposits to accrue at rate equal to 4% less than Federal Reserve Board discount rate as of January 1 each year and must be paid at termination of tenancy and other terms.

States That Don't Require Landlords to Pay Interest on Security Deposits

Alabama	Georgia	Maine	North Carolina	Texas
Alaska	Hawaii	Michigan	Oklahoma	Utah
Arizona	Idaho	Mississippi	Oregon	Vermont
Arkansas	Indiana	Missouri	Rhode Island	Washington
California ^a	Kansas	Montana	South Carolina	West Virginia
Colorado	Kentucky	Nebraska	South Dakota	Wisconsin
Delaware	Louisiana	Nevada	Tennessee	Wyoming

^a *Applicable in non-rent-control areas; check for local requirements under rent control*

Security Deposit Limits by State

State	Limit
Alabama	1 month's rent (not including pet deposit, alterations, or tenant activity causing increased risk)
Alaska	2 months' rent (no limit if rent is more than \$2,000 per month)
Arizona	1½ months' rent (unless tenant voluntarily agrees to higher deposit)
Arkansas	2 months' rent
California	2 months' rent (unfurnished); 3 months' rent (furnished); add ½ month's rent for water bed
Colorado	No maximum
Connecticut	2 months' rent (1 month's rent if tenant is age 62 or older)
Delaware	1 month's rent (1 year or longer lease); no limit (furnished unit or month-to-month); pet deposit up to 1 month's rent
District of Columbia	1 month's rent
Florida	No maximum
Georgia	No maximum
Hawaii	1 month's rent
Idaho	No maximum
Illinois	No maximum
Indiana	No maximum
Iowa	2 months' rent
Kansas	1 month's rent (unfurnished); 1½ months' rent (furnished); pet deposit up to ½ month's rent
Kentucky	No maximum

State	Limit
Louisiana	No maximum
Maine	2 months' rent
Maryland	2 months' rent
Massachusetts	1 month's rent
Michigan	1½ months' rent
Minnesota	No maximum
Mississippi	No maximum
Missouri	2 months' rent
Montana	No maximum
Nebraska	1 month's rent (no pets); 1¼ months' rent (pet)
Nevada	3 months' rent; tenant may use surety bond for all or part if landlord agrees
New Hampshire	Greater of 1 month's rent or \$100; no limit if landlord and tenant share facilities
New Jersey	1½ months' rent
New Mexico	1 month's rent (agreement less than 1 year); no limit for lease of 1 year or greater
New York	No maximum (for nonregulated rental units)
North Carolina	1½ months' rent for month-to-month; 2 months' rent if lease or longer; additional "reasonable" nonrefundable pet deposit allowed
North Dakota	1 month's rent; greater of 2 months' rent or \$2,500 if tenant has pet
Ohio	No maximum
Oklahoma	No maximum
Oregon	No maximum
Pennsylvania	2 months' rent (first year of tenancy); 1 month's rent thereafter
Rhode Island	1 month's rent
South Carolina	No maximum
South Dakota	1 month's rent (can be higher if mutually agreed where special conditions pose a danger to premises' maintenance)
Tennessee	No maximum
Texas	No maximum
Utah	No maximum
Vermont	No maximum
Virginia	2 months' rent

(continued)

***(continued)* Security Deposit Limits by State**

<i>State</i>	<i>Limit</i>
Washington	No maximum
West Virginia	No maximum
Wisconsin	No maximum
Wyoming	No maximum

Deadline to Account for or Itemize Charges and Return of Deposit Balance (if Any) by State

<i>State</i>	<i>Deadline</i>
Alabama §35-9A-401	35 days after tenancy termination and delivery of possession
Alaska §34.03.070	14 days with proper notice; 30 days without proper notice
Arizona §33.1321	14 days
Arkansas Title 18, Chapter 16 (§18-16-303 to §18-16-305)	630 days
California §1950.5, 1940.5(g)	21 days
Colorado §38-12-102 to 38-12-104	1 month or lease may state up to 60 days; 72 hours (not counting weekends/holidays) under certain dangerous conditions
Connecticut §47a-21	Later of 15 days from receiving tenant's forwarding address or 30 days
Delaware §5514	20 days
District of Columbia §42-3502.17; Mun. Regs. Title 14 §308 to §311	45 days
Florida §83.49, 83.43(12)	15 to 60 days, depending whether tenant disputes itemized deductions
Georgia §44-7-30- to 44-7-37	1 month
Hawaii §521-44	14 days
Idaho §6-321	21 days; up to 30 days if mutually agreed upon

<i>State</i>	<i>Deadline</i>
Illinois Ch. 765 para. §710/1, §715/3	For five or more units, 30 to 45 days, depending on whether tenant disputes itemized deductions or whether statements and receipts provided
Indiana §32-31-3-9 to 32-31-3-19	45 days
Iowa §562A.12	30 days
Kansas §58-2550, 58-2548	30 days
Kentucky §383.580	30 to 60 days, depending on whether tenant disputes itemized deductions
Louisiana §9:3251	1 month
Maine §6031 to 6038	21 days for tenancy at will; 30 days with written rental contract
Maryland §8-203, 8-203.1	45 days
Massachusetts § Ch. 186 §15B	30 days
Michigan §554.602 to 554.616	30 days
Minnesota §504B.175, 504B.616	3 weeks after vacating and providing forwarding address; 5 days if building is condemned
Mississippi §89-8-21	45 days
Missouri §535.300	30 days
Montana §70-25-101 to 70-25-206	30 days; 10 days if no deductions
Nebraska §76-1416	14 days
Nevada §118A.240 to 118A.250	30 days
New Hampshire §540-A:5 to §540-A:8, §540-B:10	30 days (see statute for shared facilities)
New Jersey §46:8-19, 44:8-21, 44:8-26	30 days; 5 days if tenant vacates because of fire, flood, condemnation, or evacuation
New Mexico §47-8-18	30 days
New York §7-103 to 7-108	Reasonable time frame
North Carolina §42-50 to 42-56	30 days (see statute if more time needed)
North Dakota §47-16-07.1	30 days
Ohio §5321.16	30 days
Oklahoma §115	30 days

(continued)

***(continued)* Deadline to Account for or Itemize Charges and Return of Deposit Balance (if Any) by State**

<i>State</i>	<i>Deadline</i>
Oregon §90.300	31 days
Pennsylvania §250.511a to §250.512	30 days
Rhode Island §34-18-19	20 days
South Carolina §27-40-410	30 days
South Dakota §43.32-6.1, 43-32-24	Two weeks to return entire deposit or portion and supply reasons for withholding; 45 days if tenant requests itemized accounting
Tennessee §66-28-301	30 days (damage can only be recovered to the earlier of 7 days after new tenant moves in or 30 days)
Texas §92.101 to 92.109	30 days
Utah §57-17-1 to 57-17-5	Later of 15 days from receiving tenant's forwarding address or 30 days
Vermont §4461	14 days (see statute if seasonal rental)
Virginia §55-248.15:1	45 days
Washington §59.18.260 to 59.18.285	14 days
West Virginia §37-6A-1 et seq.	Lesser of 45 days if rental re-rented or 60 days; add 15 days if repairs exceed security deposit and contractor hired
Wisconsin §ATCP 134.06	21 days
Wyoming §1-21-1207, 1-21-1208	Later of 15 days from receiving tenant's forwarding address or 30 days; add 30 days if rental unit is damaged

Regarding inspection checklists

States That Require Inspection Checklist at Commencement of Tenancy

Arizona	Maryland	New Hampshire
Georgia	Massachusetts	North Dakota
Hawaii	Michigan	Virginia
Kansas	Montana	Washington
Kentucky	Nevada	Wisconsin

Note: You can use the Move-In/Move-Out Checklist.

Regarding nonrefundable fees

States That Allow Nonrefundable Fees (Cleaning Deposits, Pet Deposits, and So On):

Arizona	Utah
Florida	Washington
Georgia	West Virginia
Nevada	Wyoming

Note: Some state courts (such as those in Michigan and Texas) allow landlords and tenants to agree in the contract that certain fees will be nonrefundable.

Regarding carbon monoxide detectors

States That Have Statutes That Require Carbon Monoxide Detectors

<i>State</i>	<i>Statute</i>
Alaska	Statute §18.70.095
Arkansas	Code Annotated §4-86-109
California	Health & Safety Code §13260 to 13263 and §17926 to 17926.2
Colorado	Revised Statute §38-45-101 to §38-45-106
Connecticut	General Statute §29-292
Florida	Statute §553.885 and §509.211
Georgia	Code Annotated §8-2-20 and §R313.4.1
Illinois	430 Compiled Statute §135
Maine	Revised Statute Annotated title 25, §2468
Maryland	Code Annotated, Public Safety §12-1101 to §12-1106 and §10-702
Massachusetts	General Laws Annotated chapter 148, § 26f1/2, 148, § 27A
Michigan	Compiled Laws Annotated §125.1504d and §125.504f
Minnesota	Statute §299F.50 to §299F.51
Montana	Code Annotated §70-24-303
New Hampshire	Revised Statute Annotated §150:10-a
New Jersey	Statute Annotated §52:27D-133.3 to §52:27D-133.5, §55:13A-7.17, and §55:13B-6.1
New York	Executive Law §378

(continued)

***(continued)* States That Have Statutes That Require
Carbon Monoxide Detectors**

<i>State</i>	<i>Statute</i>
North Carolina	General Statute §143-138 and §42-42 to 42-44
Oregon	Revised Statute §105.836 to §105.844, §455.360, §90.316, §90.320, and §90-325
Rhode Island	General Laws §23-28.1-2
Texas	Human Resources Code Annotated §42.060 and Health & Safety Code Annotated §766.003
Utah	Administrative Code §R156-56-802(16), Code Annotated §10-8-53.5, and Code Annotated §17-50-327
Vermont	Statute Annotated title 9, §2881 to §2883 and title 20, §2729
Virginia	Code Annotated §55-24B.16 and §55-24B.18
Washington	Revised Code Annotated §19.27.530
West Virginia	Code §29-3-16a
Wisconsin	Statute Annotated §101.647 and §101.149

Note: More states are expected to pass laws requiring carbon monoxide detectors. You should install them whether it's required or not.

Regarding non-emergency access to unit

**Required Notice to Tenants for Landlord Access to
Rental Unit in Non-Emergency Situations by State**

<i>State</i>	<i>Notice Time Frame</i>	<i>Statute</i>
Alabama ^{a, b, c, d, e}	2 days	§35-9A-303
Alaska ^{a, b, c, d, e}	24 hours	§34.03.140
Arizona ^{a, b, c, d}	2 days	§33-1343
Arkansas ^{b, c, d}	No notice specified	§18-17-602
California ^{a, b, c, d}	24 hours; 48 hours for initial move-out inspection	§1954
Colorado	N/A	No statute
Connecticut ^{a, b, c, d, e}	Reasonable notice	§47a-16 to 47a-16a
Delaware ^{a, b, c, d}	2 days	§5509 and §5510
District of Columbia	N/A	No statute
Florida ^{a, b, c, d, e}	12 hours	§83.53
Georgia	N/A	No statute

State	Notice Time Frame	Statute
Hawaii ^{a, b, c, d, e}	2 days	§521-53 and §521-70(b)
Idaho	N/A	No statute
Illinois	N/A	No statute
Indiana ^{a, b, c, d}	Reasonable notice	§32-31-5-6
Iowa ^{a, b, c, d, e}	24 hours	§562A.19, §562A.28, and §562A.29
Kansas ^{a, b, c, d, e}	Reasonable notice	§58-2557 and §58-2565
Kentucky ^{a, b, c, d, e}	2 days	§383.615 and §383.670
Louisiana ^c	No notice specified	§2693
Maine ^{a, b, c, d}	24 hours	§6025
Maryland	N/A	No statute
Massachusetts ^{a, b, c, d}	No notice specified	§186 and §15B(1)(a)
Michigan	N/A	No statute
Minnesota ^{a, b, c, d}	Reasonable notice	§504B.211
Mississippi	N/A	No statute
Missouri	N/A	No statute
Montana ^{a, b, c, d, e}	24 hours	§70-24-312
Nebraska ^{a, b, c, d, e}	1 day	§76-1423
Nevada ^{a, b, c, d}	24 hours	§118A.330
New Hampshire ^{a, b, c, d}	Adequate notice	§540-A:3
New Jersey ^{a, b, c, d}	1 day for inspections and repairs; reasonable notice for all other reasons	§5:10-5.1
New Mexico ^{a, b, c, d, e}	24 hours	§47-8-24 and §47-8-34
New York	N/A	No statute
North Carolina	N/A	No statute
North Dakota ^{a, b, c, d}	Reasonable notice	§47-16-07.3
Ohio ^{a, b, c, d}	24 hours	§5321.04(A)(8) and §5321.05(B)
Oklahoma ^{a, b, c, d}	1 day	§128
Oregon ^{a, b, c, d, e}	24 hours	§90.322
Pennsylvania	N/A	No statute
Rhode Island ^{a, b, c, d, e}	2 days	§34-18-26
South Carolina ^{a, b, c, d, e}	24 hours	§27-40-530
South Dakota	N/A	No statute

(continued)

***(continued)* Required Notice to Tenants for Landlord Access to Rental Unit in Non-Emergency Situations by State**

State	Notice Time Frame	Statute
Tennessee ^{a, b, c, d, e}	24 hours (but only for showing rental to prospective tenants)	§66-28-403 and §66-28-507
Texas	N/A	No statute
Utah ^{a, c}	24 hours (unless lease or rental agreement specifies other terms)	§57-22-5(2)(c)
Vermont ^{a, b, c, d}	48 hours	§4460
Virginia ^{a, b, c, d, e}	24 hours (for routine maintenance only, but no notice required if tenant has requested maintenance)	§55-248.18
Washington ^{a, b, c, d}	2 days (but only 1 day to show rental to actual or prospective buyers or tenants)	§59.18.150
West Virginia	N/A	No statute
Wisconsin ^{a, b, c, d}	Advance notice	§704.05(2)
Wyoming	N/A	No statute

^a Statute specifically or generally indicates that landlords or their agents may enter the rental unit (or exterior premises portion of the rental, if any) in case of an emergency.

^b Statute specifically or generally indicates that landlords or their agents may enter the rental unit (or exterior premises portion of the rental, if any) for inspection of the premises. (Note: This may be only for a limited purpose, such as testing of smoke or carbon monoxide detectors or for pre-move-out inspections, or it may be a broad life/safety or general property condition inspection.)

^c Statute specifically or generally indicates that landlords or their agents may enter the rental unit (or exterior premises portion of the rental, if any) to make (usually mutually agreed upon) repairs, alterations, or improvements.

^d Statute specifically or generally indicates that landlords or their agents may enter the rental unit (or exterior premises portion of the rental, if any) to show prospective tenants or buyers (often also includes lenders).

^e Statute specifically or generally indicates that landlords or their agents may enter the rental unit (or exterior premises portion of the rental, if any) to check on the property's condition during an extended absence of the tenant (check statute for definition of "extended absence," if any).

Note: Be sure to review carefully and become fully versed in the details of the relevant statutes about the rights of landlords or their agents to enter the rental premises, including the acceptable reasons and conditions and the type and delivery method of the advance notice required to be given to the

tenant, if any. The preceding footnotes give additional information, but the actual statute applies, as there are often many unusual or unanticipated reasons where potential entry into the rental unit may be needed or requested. Even in entry for emergencies, an attempt should be made before or soon thereafter the attempted or actual entry as possible. Tenants are rightfully and reasonably concerned about any such entry, so take all necessary steps to minimize entry whenever possible, but then fully document each situation.