**Late Fees & Grace Periods by State**

According to my research (though I’m not a lawyer), only 15 states regulate grace periods and/or late fees. Please click on the links to the actual statutes, to ensure accuracy of the data.

| **State** | **Grace Period** | **Late Fees** | **Reference** |
| --- | --- | --- | --- |
| Arkansas | 5 Days | - | [A.C.A. § 18-17-701(b)](http://web.lexisnexis.com/research/retrieve?_m=6abd776c2bfb538dc92e42b537ed4f62&_browseType=TEXTONLY&docnum=1&_fmtstr=FULL&_startdoc=1&wchp=dGLbVzk-zSkAz&_md5=dcbc1bbe70233d0babe031e2b05a5098) |
| California | - | Must be in a written lease and be reasonable. | [CA Landlord/Tenant Handbook](http://www.dca.ca.gov/publications/landlordbook/living-in.shtml#latefees) |
| Connecticut | 9 Days | - | [CT Gen Stat § 47a-15a (2013)](http://www.cga.ct.gov/current/pub/chap_830.htm#sec_47a-15a) |
| Iowa | - | Agreements less than $700/mo, a max $12 per day or $60 per month. For agreements more than $700/mo, a max $20 per day or $100 per month. | [Iowa Code Ann. 562A.9(4)](https://www.legis.iowa.gov/docs/code/2015/562A.9.pdf) |
| Maine | 15 Days | Maximum 4% of rent | [Me. Rev. Stat. Ann. tit. 14 §6028](http://www.mainelegislature.org/legis/statutes/14/title14sec6028.html) |
| Maryland | - | Maximum 5% of rent | [Md. REAL PROPERTY Code Ann. § 8-208 (2014)](https://web.lexisnexis.com/research/retrieve?_m=17507603f35259a41be13251c63560a8&_browseType=TEXTONLY&docnum=1&_fmtstr=FULL&_startdoc=1&wchp=dGLzVzt-zSkAl&_md5=ee51737c8c4eb7ff8fc5eca632e5b49c) |
| Massachusetts | 30 Days | - | [MGL c.186 § 15B(1)(c))](https://malegislature.gov/Laws/GeneralLaws/PartII/TitleI/Chapter186/Section15B) |
| Nevada | - | Must be in a written lease | [NRS 118A.200](http://www.leg.state.nv.us/NRS/NRS-118A.html#NRS118ASec200) |
| New Jersey | 5 Days for protected classes | - | N.J.S.A. 2A:42-6.1 |
| New Mexico | - | Maximum 10% of rent and be in a written lease | [N.M. Stat. Ann. § 47-8-15(D)](http://law.justia.com/codes/new-mexico/2006/nmrc/jd_47-8-15-10713.html) |
| North Carolina | 5 Days | Maximum $15 or 5%, whichever is greater | [NCGS § 42-46(a)(1)](http://www.ncleg.net/EnactedLegislation/Statutes/HTML/BySection/Chapter_42/GS_42-46.html) |
| Oregon | 4 Days | Must be in a written lease and be reasonable, and may be a flat fee, a daily fee of no more than 6% of the flat fee, or no more than 5% of the total rent for each succeeding 5-day period or portion thereof of the rental period, until rent is paid in full. | [Or. Rev. Stat. § 90.260(1)(2)](https://www.oregonlegislature.gov/bills_laws/lawsstatutes/2013ors090.html) |
| Tennessee | 5 Days | Maximum 10% of the past due amount | [Tenn. Code Ann. § 66-28-201(d)](https://web.lexisnexis.com/research/retrieve?_m=035ba7475ac538a089732c5b24ea43b8&_browseType=TEXTONLY&docnum=1&_fmtstr=FULL&_startdoc=1&wchp=dGLzVzk-zSkAb&_md5=6a7c1c87ec93a844ddcb4e4b44d4201c) |
| Texas | 1 Day | Must be in a written lease and be reasonable | [Tex. Prop. Code Ann. §§ 92.019](http://www.statutes.legis.state.tx.us/Docs/PR/htm/PR.92.htm) |
| All Other States | - | - | No Statutes |