Chart: Security Deposit Limits, State by State

Source: https://www.nolo.com/legal-encyclopedia/chart-security-deposit-limits-state-29020.htmlnolo.com

Updated November 2017

Here's the limit each state sets on the amount of security deposit landlords can charge. "No statutory limit" means that the state does not specify the amount landlords can charge. State laws are often quite specific as to [deadlines for returning security deposits](https://www.nolo.com/legal-encyclopedia/chart-deadline-returning-security-deposits-29018.html). For the specific law in your state, see your [state's security deposit statutes](https://www.nolo.com/legal-encyclopedia/state-security-deposit-statutes.html). Also, be sure to check HUD regulation rules for any deposit limits.

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| **State** | **Limit** |
| **Alabama** | One month's rent, except for pet deposits, deposits to cover undoing tenant's alterations, deposits to cover tenant activities that pose increased liability risks |
| **Alaska** | Two months' rent, unless rent exceeds $2,000 per month. Landlord may ask for an additional month's rent as deposit for a pet that is not a service animal, but may use it only to remedy pet damage. |
| [**Arizona**](https://www.nolo.com/legal-encyclopedia/arizona-security-deposits-36197.html) | One and one-half months' rent |
| **Arkansas** | Two months' rent |
| [**California**](https://www.nolo.com/legal-encyclopedia/california-security-deposits-36199.html) | Two months' rent (unfurnished); three months' rent (furnished). Add extra one-half month's rent for waterbed |
| [**Colorado**](https://www.nolo.com/legal-encyclopedia/colorado-security-deposits-36200.html) | No statutory limit |
| [**Connecticut**](https://www.nolo.com/legal-encyclopedia/connecticut-security-deposits-36201.html) | Two months' rent (tenant under 62 years of age); one month's rent (tenant 62 years of age or older). Tenants who paid a deposit in excess of one month’s rent, who then turn 62 years old, are entitled, upon request, to a refund of the amount that exceeds one month’s rent. |
| **Delaware** | One month’s rent on leases for one year or more. For month to month tenancies, no limit for the first year, but after that, the limit is one month’s rent (at the expiration of one year, landlord must give tenant a credit for any deposit held by the landlord that is in excess of one month’s rent). No limit for furnished units. Tenant may offer to supply a surety bond in lieu of or in conjunction with a deposit, which landlord may elect to receive. |
| [**District of Columbia**](https://www.nolo.com/legal-encyclopedia/dc-district-of-columbia-security-deposits-36203.html) | One month's rent |
| [**Florida**](https://www.nolo.com/legal-encyclopedia/florida-security-deposits-36204.html) | No statutory limit |
| [**Georgia**](https://www.nolo.com/legal-encyclopedia/georgia-security-deposits-36205.html) | No statutory limit |
| **Hawaii** | One month's rent; Landlord may require an additional one month's rent as security deposit for tenants who keep a pet |
| **Idaho** | No statutory limit |
| [**Illinois**](https://www.nolo.com/legal-encyclopedia/illinois-security-deposits-36207.html) | No statutory limit |
| [**Indiana**](https://www.nolo.com/legal-encyclopedia/indiana-security-deposits-36208.html) | No statutory limit |
| [**Iowa**](https://www.nolo.com/legal-encyclopedia/iowa-security-deposits-36209.html) | Two months' rent |
| **Kansas** | One month's rent (unfurnished); one and one-half month's rent (furnished); for pets, add extra one-half month's rent |
| **Kentucky** | No statutory limit |
| **Louisiana** | No statutory limit |
| **Maine** | Two months' rent |
| [**Maryland**](https://www.nolo.com/legal-encyclopedia/maryland-security-deposits-36214.html) | Two months' rent |
| [**Massachusetts**](https://www.nolo.com/legal-encyclopedia/massachusetts-security-deposits-36215.html) | One month's rent |
| [**Michigan**](https://www.nolo.com/legal-encyclopedia/michigan-security-deposits-36189.html) | One and one-half months' rent |
| [**Minnesota**](https://www.nolo.com/legal-encyclopedia/minnesota-security-deposits-36216.html) | No statutory limit |
| **Mississippi** | No statutory limit |
| [**Missouri**](https://www.nolo.com/legal-encyclopedia/missouri-security-deposits-36218.html) | Two months' rent |
| **Montana** | No statutory limit |
| **Nebraska** | One month's rent (no pets); one and one-quarter months' rent (pets) |
| [**Nevada**](https://www.nolo.com/legal-encyclopedia/nevada-security-deposits-36221.html) | Three months' rent; if both landlord and tenant agree, tenant may use a surety bond for all or part of the deposit. |
| **New Hampshire** | One month's rent or $100, whichever is greater; no limit when landlord and tenant share facilities |
| [**New Jersey**](https://www.nolo.com/legal-encyclopedia/new-jersey-security-deposits-36223.html) | One and one-half month's rent. Any additional security deposit, collected annually, may be no greater than 10% of the current security deposit. |
| **New Mexico** | One month's rent (for rental agreement of less than one year); no limit for leases of one year or more |
| [**New York**](https://www.nolo.com/legal-encyclopedia/new-york-security-deposits-36183.html) | No statutory limit (for non-regulated units) |
| [**North Carolina**](https://www.nolo.com/legal-encyclopedia/north-carolina-security-deposits-36225.html) | One and one-half months' rent for month-to-month rental agreements; two months' rent if term is longer than two months; may add an additional "reasonable," nonrefundable pet deposit. |
| **North Dakota** | One month’s rent. If tenant has a pet that is not a service or companion animal that tenant keeps as a reasonable accommodation under fair housing laws, an additional pet deposit of up to $2,500 or two months’ rent, whichever is greater. To encourage renting to persons with felony convictions, landlords may charge up to two months’ rent as security. |
| [**Ohio**](https://www.nolo.com/legal-encyclopedia/ohio-security-deposits-36226.html) | No statutory limit |
| **Oklahoma** | No statutory limit |
| [**Oregon**](https://www.nolo.com/legal-encyclopedia/oregon-security-deposits-36228.html) | No statutory limit. Landlord may not impose or increase deposit within first year unless parties agree to modify the rental agreement to allow for a pet or other cause, and the imposition or increase relates to that modification. |
| [**Pennsylvania**](https://www.nolo.com/legal-encyclopedia/pennsylvania-security-deposits-36229.html) | Two months' rent for first year of renting; one month's rent during second and subsequent years of renting |
| **Rhode Island** | One month's rent |
| [**South Carolina**](https://www.nolo.com/legal-encyclopedia/south-carolina-security-deposits-36231.html) | No statutory limit |
| **South Dakota** | One month's rent (higher deposit may be charged if special conditions pose a danger to maintenance of the premises) |
| [**Tennessee**](https://www.nolo.com/legal-encyclopedia/tennessee-security-deposits-36233.html) | No statutory limit |
| [**Texas**](https://www.nolo.com/legal-encyclopedia/texas-security-deposits-36234.html) | No statutory limit |
| **Utah** | No statutory limit |
| **Vermont** | No statutory limit |
| [**Virginia**](https://www.nolo.com/legal-encyclopedia/virginia-security-deposits-36236.html) | Two months' rent |
| [**Washington**](https://www.nolo.com/legal-encyclopedia/washington-security-deposits-36192.html) | No statutory limit |
| **West Virginia** | No statutory limit |
| [**Wisconsin**](https://www.nolo.com/legal-encyclopedia/wisconsin-security-deposits-36194.html) | No statutory limit |
| **Wyoming** | No statutory limit |