Security Deposit Return

Accounting worksheet - check separate notices, records and delivery requirements.

1. Rental and tenant

Landlord / agent

Tenant name(s)

Rental address / unit

Tenant mailing address

Rental state

Statement date

Statement date is not a calculated return deadline.

2. Deposit and refund

Original deposit ($)

Interest owed ($)

Enter the refundable deposit before prior refunds; verify interest, or enter 0 if none is owed.

Already refunded ($)

Total deductions from page 2 ($)

Refund payable ($)

Refund = original deposit + verified interest - prior refunds - deductions.

Totals are entered manually. Do not count a prior refund twice. This is not a debt demand.

Complete deductions, notes and signature on page 2. State guide index is on page 3.

Attach an identified continuation sheet if needed, or fill out online for expandable space.

Security Deposit Return

Continuation - keep both worksheet pages together.

Tenant / rental address: _____

Statement date: _____ Continuation of worksheet page 1

3. Itemized deductions

Describe each reason and amount. Attach required receipts or supporting records.

Reason / supporting detail	Amount ($)

Deduction reasons (one item per line)

Amount ($)

Use short reasons and list amounts in the same order. Attach an identified sheet for longer items.

4. Additional notes

Additional notes (about 6 lines; attach a continuation sheet if needed)

5. Signature

Landlord / agent signature

Date signed

Security Deposit Return

Find your state guidance and choose the pages you want to print.

Print pages 1-2 for the worksheet, plus the guidance page for your state if useful.

The guide keeps its original scope, sources and review dates; check updates before relying on it.

Use the worksheet for accounting. Some rentals require separate statutory notices or records.

Alabama	4	Montana	12
Alaska	4	Nebraska	12
Arizona	4	Nevada	13
Arkansas	5	New Hampshire	13
California	5	New Jersey	13
Colorado	5	New Mexico	14
Connecticut	6	New York	14
Delaware	6	North Carolina	14
Florida	6	North Dakota	15
Georgia	7	Ohio	15
Hawaii	7	Oklahoma	15
Idaho	7	Oregon	16
Illinois	8	Pennsylvania	16
Indiana	8	Rhode Island	16
Iowa	8	South Carolina	17
Kansas	9	South Dakota	17
Kentucky	9	Tennessee	17
Louisiana	9	Texas	18
Maine	10	Utah	18
Maryland	10	Vermont	18
Massachusetts	10	Virginia	19
Michigan	11	Washington	19
Minnesota	11	West Virginia	19
Mississippi	11	Wisconsin	20
Missouri	12	Wyoming	20

Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Alabama

Trigger: Termination and delivery of possession

Return or accounting: 60 calendar days to mail the accounting and any refund under the ordinary rule.

Mail an itemized list and the balance by first-class mail. If no written forwarding address was provided, use the tenant's last known address or the rental if no other address is known.

Record accrued rent separately from actual damage caused by tenant noncompliance.

Legal reference: §35-9A-201(b)–(f)

Alaska

Trigger: Termination, notice compliance, possession and nature of any deduction

Return or accounting: 14 days for the ordinary proper-notice return. Examine the 30-day damage or inadequate-notice branches. Current confirmation remains open.

The reviewed guidance distinguishes proper termination notice from inadequate notice and damage claims. Verify the operative law before choosing a deadline.

Keep pet-only funds separate and document the cost of damage attributable to the pet.

Legal reference: AS 34.03.070(b), (d), (g), (h)

Arizona

Trigger: Termination, possession and tenant demand

Return or accounting: 14 days excluding Saturdays, Sundays and legal holidays. The separate tenant dispute period runs from the compliant mailing.

Record termination, return of possession and the tenant's demand. Exclude Saturdays, Sundays and legal holidays when counting the ordinary 14-day period.

Mail the list and balance to the last known residence unless the tenant made other written arrangements. The later dispute period begins with compliant mailing.

Legal reference: A.R.S. §33-1321(D)–(E)

Fill in Online



Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Arkansas

Trigger: Termination and delivery of possession at a covered rental

Return or accounting: 60 days for the itemization and balance. Check owner and management coverage first.

Check whether the deposit statute covers this owner and management arrangement. The reviewed rule calls for first-class mailing of the itemization and refund.

Record unpaid rent and actual tenant-caused loss separately. Returned mail alone does not establish abandonment of the money.

Legal reference: Ark. Code §§18-16-303, -305 and -306; Act 559 of 2009

California

Trigger: Tenant vacates; repair or documentation later becomes final

Return or accounting: 21 calendar days for the initial accounting. A qualifying estimate requires final documentation and any money due generally within 14 calendar days after completion or receipt.

Offer the qualifying predeparture inspection. Track initial condition, before-and-after photos, invoices and the date final costs become known.

Identify unpaid rent, tenant damage beyond ordinary wear and qualifying cleaning separately. Check all adult leaseholders and any written allocation before choosing a refund payee.

Legal reference: Cal. Civ. Code §1950.5(h)(1), especially subparagraph (C)

Colorado

Trigger: Later of lease termination or surrender and acceptance

Return or accounting: 30 days ordinarily. A lease may allow up to 60 days. The presuit demand and records-request procedures have their own dates.

The lease can change the ordinary return period within the statutory maximum. State the specific reason for each amount withheld and return the balance.

Keep any later documentation request and tenant demand separate from the original deadline. Local interest rules may apply.

Legal reference: C.R.S. §38-12-103(1), (3), (3.5), (8)

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Connecticut

Trigger: Tenancy termination and receipt of written forwarding address

Return or accounting: Compare the two endpoints. Use the later of 21 days after termination and 15 days after written address receipt.

Compare both deadline endpoints. Include accrued interest and specify the nature and amount of each damage deduction.

For a covered requested move-in walkthrough, use the state checklist and retain signed copies. Compare each proposed charge with the recorded initial condition.

Legal reference: Conn. Gen. Stat. §§47a-7c and 47a-21; DOH preoccupancy checklist

Delaware

Trigger: Expiration or termination; then tenant receives tender

Return or accounting: 20 days for itemized damages, estimated repair costs and balance. Check acceptance and the distinct ten-day written-objection rule.

For cash deposits, list each damage item and its estimated repair cost with the remaining payment. Acceptance of the tender and a timely written objection have distinct legal effects.

Apply pet damage to a qualifying pet deposit first. A missing forwarding address has its own procedure.

Legal reference: 25 Del. C. §5514(e)–(i)

Florida

Trigger: Vacancy for termination, termination date, notice date and actual receipt

Return or accounting: Full refund in 15 days if there is no claim. Claim notice within 30 days of termination. Objection within 15 days of receipt. Absent objection, pay the balance within 30 days of the notice date.

If no claim is made, return the deposit and applicable interest. A proposed claim requires the statutory initial notice and reason, sent by the authorized method.

The tenant’s objection period runs from receipt. If the claim notice was missed, review the obligation to return the deposit before pursuing a separate damages claim.

Legal reference: Fla. Stat. §§83.49(3), 83.505

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Georgia

Trigger: Landlord obtains possession under §44-7-33(b)

Return or accounting: 30 days for the ordinary itemization/refund. Separate business-day inspection/list requirements depend on coverage.

Check the small-owner exemption and whether management is paid. Where required, retain the move-in list, final damage list and records of the tenant’s opportunity to inspect or dissent.

Separate actual loss from ordinary wear. Failure to meet the applicable list and notice requirements can affect the right to retain funds.

Legal reference: O.C.G.A. §§44-7-33 through 44-7-36

Hawaii

Trigger: Termination of the rental agreement

Return or accounting: 14 days to return or provide particulars, required cost evidence and remaining balance. Record mailing evidence.

Give specific written particulars and supporting cost evidence with the remaining refund. Keep evidence of mailing.

Compare claimed damage or cleaning with the signed initial inventory. Distinguish a documented estimate from a paid expense.

Legal reference: HRS §521-44(c), (g), (h)

Idaho

Trigger: Termination/surrender and agreed return term

Return or accounting: Agreed period or 21 days if none, with an outer limit of 30 days after surrender. Post-default demand is separate.

Check the agreed return period. Without an agreement the ordinary period is 21 days, with a statutory outer limit after surrender.

If withholding money, provide a signed itemized statement explaining the amounts and expenditures. Normal wear is excluded.

Legal reference: Idaho Code §6-321; related §§6-320 and 6-317 for remedies

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Illinois

Trigger: Vacancy, end of right of possession, then estimated versus actual cost

Return or accounting: Damage statement within 30 days after the later of vacancy or end of possession rights. Check later paid-receipt duties and the separate 45-day full-return rule measured from vacancy.

The damage statement and later paid receipts can have separate deadlines. Capture both vacancy and the end of possession rights.

Record whether each amount is actual or estimated. The state interest law uses a different property-size test from the return law. Local requirements may also apply.

Legal reference: 765 ILCS 710/1; 765 ILCS 715/1–3; Public Act 103-224

Indiana

Trigger: Termination, possession/occupancy end and receipt of written address

Return or accounting: Apply the 45-day statutory accounting period and written-address condition. Keep the dates separate if they differ.

Record termination, possession and the tenant’s written mailing address. Identify each damage item and its repair cost.

Mail the balance with the itemization using the prescribed payment method. Distinguish tenant-caused damage from ordinary wear.

Legal reference: IC §§32-31-3-12 through -16

Iowa

Trigger: Termination and receipt of mailing address or delivery instructions

Return or accounting: 30 days after both for written specifics and any refund. Special rules apply if no instructions are ever supplied.

Record when the tenancy ended and when a mailing address or delivery instructions arrived. State specific reasons for each amount withheld.

Keep trust custody, actual rent default and documented restoration costs separate. Ordinary deterioration does not justify a damage charge.

Legal reference: Iowa Code §562A.12(3), (4), (7)

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Kansas

Trigger: Non-rent charge determined; termination, possession and demand

Return or accounting: 14 days from determination, subject to the 30-day statutory outer rule. Without timely demand, mail the balance to the last known address.

Track when each non-rent charge was determined, as well as termination, possession and demand. The 14-day and 30-day rules are related.

If the tenant does not make a timely demand, the statute provides for mailing the balance to the last known address.

Legal reference: K.S.A. §58-2550(b)–(c)

Kentucky

Trigger: Local adoption, end of occupancy, inspection, notice, response

Return or accounting: Inspect and prepare the final list at termination of occupancy. The 30/60-day unclaimed-money provisions do not supply a single return period.

First determine whether the locality has adopted the applicable Act. Its deposit procedure includes dedicated custody and initial and final damage lists.

Preserve the inspection opportunity, signatures and specific written dissent. The 30- and 60-day provisions describe special situations, not one universal refund deadline.

Legal reference: KRS §§383.500 and 383.580(1)–(7)

Louisiana

Trigger: Lease termination; later written refund demand if any

Return or accounting: Refund within one month. Itemization can follow up to 15 additional days under the amended statute. Record any later §3252 demand separately.

Calculate the refund deadline in months. The additional time allowed for an itemized statement does not generally extend the time for payment.

Explain each amount retained for a tenant default or unreasonable wear. Record any subsequent written demand separately.

Legal reference: La. R.S. §§9:3251(A) and 9:3252(A)

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Maine

Trigger: Tenancy type, termination, surrender and acceptance

Return or accounting: Written lease period cannot exceed 30 days. For an at-will tenancy, 21 days after the later of termination or surrender and acceptance.

Identify whether the tenancy was at will or governed by a written agreement. Deliver written itemized reasons with the unretained balance.

Document the actual reason for each charge. A later notice of intent to sue has a separate period from the original return obligation.

Legal reference: 14 M.R.S. §§6033 and 6034(1)–(3)

Maryland

Trigger: End of tenancy, estimated repairs and actual completion

Return or accounting: Ordinarily 45 days for return/accounting. Check the separate 30-day post-completion refund of an excess estimate.

Include applicable interest and supporting cost records. Preserve deposit receipts and requested inspection notices.

If an estimate exceeds the actual cost, track repair completion and return the difference within the separate statutory period.

Legal reference: Md. Real Prop. §8-203(e), (f), (h), (j)

Massachusetts

Trigger: End of at-will occupancy or end specified by valid written lease

Return or accounting: Ordinary return within 30 days. Provide the compliant sworn damage list and supporting documentation within the applicable period.

For damage deductions, prepare the required detailed statement under penalties of perjury and supply the supporting cost records.

Check the initial condition statement and accrued interest. Last-month rent and security deposits have distinct accounting rules.

Legal reference: Mass. G.L. c.186 §15B(3), (4), (6), (7)

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Michigan

Trigger: End of occupancy, notice mailing, actual receipt and refund method

Return or accounting: 30 days for the mailed damage notice. The tenant’s response runs seven days from receipt. The covered electronic refund runs ten days from mailing. Verify exceptions to the 45-day suit rule.

The mailed damage notice has prescribed warning language and typography. The tenant’s response and a potential court action have separate clocks.

An electronic refund in a qualifying case has its own transfer deadline after mailing. Retain both proof of mailing and proof of transfer.

Legal reference: MCL §§554.609–.613

Minnesota

Trigger: Termination and receipt of mailing address or delivery instructions

Return or accounting: Three weeks ordinarily. Qualifying condemnation has a five-day branch. Do not resolve a late-address timing dispute by assumption.

Track the termination date and receipt of the address or delivery instructions. A qualifying condemnation has a separate deadline.

Calculate applicable statutory interest using its month boundaries. Give specific written reasons for deductions and return the balance.

Legal reference: Minn. Stat. §504B.178, subds. 2–4 and 7

Mississippi

Trigger: Termination, delivery of possession and tenant demand

Return or accounting: 45 days after the required events. Track repair reimbursements and credits separately.

Record termination, delivery of possession and tenant demand. Document the basis and amount of each reasonably necessary charge.

Distinguish actual rent default from any qualifying repair credits. Ordinary wear and landlord maintenance are not tenant damage.

Legal reference: Miss. Code §89-8-21 and qualifying credits under §89-8-15

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Missouri

Trigger: Termination of tenancy and inspection invitation

Return or accounting: 30 days for the refund or itemized list and balance. Preserve the tenant’s opportunity to attend the inspection.

Give reasonable notice of the inspection and a real opportunity for the tenant to attend. Send itemized deductions with the remaining payment.

Separate unpaid rent, physical damage and any carpet-cleaning charge. Verify the special conditions before charging for carpet cleaning.

Legal reference: RSMo §535.300(3)–(6)

Montana

Trigger: Earlier of termination or surrender and acceptance, plus whether any charge is due

Return or accounting: 10 days for the qualifying no-damage/no-debt return. Otherwise 30 days under the statutory trigger. The cleaning notice has its own service and cure dates.

Determine whether the clean, no-debt return rule applies. For qualifying cleaning claims, document the specific notice, service and opportunity to clean.

Use the initial condition statement and final inspection to explain tenant-caused damage. Keep unpaid rent and physical repairs as separate line items.

Legal reference: MCA §§70-25-201 and 70-25-202

Nebraska

Trigger: Termination of tenancy

Return or accounting: 14 days to deliver or mail itemized deductions and balance. No demand prerequisite under the reviewed statute.

Itemize qualifying unpaid rent or actual damage and return the remaining funds within the statutory period. Tenant demand is not a prerequisite.

Record the delivery or mailing and distinguish landlord maintenance from tenant noncompliance.

Legal reference: Neb. Rev. Stat. §76-1416(2)–(3)

Fill in Online

Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Nevada

Trigger: Termination; receipt of accounting in a surety case

Return or accounting: 30 days for the ordinary cash accounting/refund. A separate 30-day surety-dispute period runs from receipt of the itemized accounting.

Send a written accounting of qualifying rent default, damage beyond wear or reasonable cleaning, with the cash balance.

A surety bond has a separate dispute procedure. Do not treat the face value of a bond as cash held for refund.

Legal reference: NRS 118A.242(4)–(7)

New Hampshire

Trigger: Termination; account held for one year or longer; new address

Return or accounting: 30 days from termination. Include applicable interest and attach satisfactory repair-cost evidence. Check statutory landlord exemptions.

Return applicable interest and supply satisfactory evidence of repair costs. Check landlord exemptions and how long the deposit was held.

Record the forwarding address and delivery attempts. Missing-address and unclaimed-funds rules have separate conditions.

Legal reference: RSA 540-A:6–:8

New Jersey

Trigger: Termination, or special displacement/protected termination

Return or accounting: 30 days ordinarily. Certain displacement cases use five business days and qualifying domestic-violence termination uses 15 business days under additional conditions.

For an ordinary covered tenancy, return principal and applicable earnings, less itemized charges, using an authorized delivery method.

Check owner occupancy and written tenant elections. Displacement and qualifying domestic-violence terminations have shorter procedures.

Legal reference: N.J.S.A. §§46:8-19, -21.1 and -26

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

New Mexico

Trigger: Later of termination of rental agreement or tenant departure

Return or accounting: 30 days for itemization and refund. Keep any independent, later-discovered loss separate.

Mail the itemized deductions and remaining balance using the later of termination or departure as the ordinary trigger.

Do not charge normal wear. For a larger deposit under an annual agreement, check interest. Separate later-discovered losses from the original accounting.

Legal reference: N.M. Stat. §47-8-18(C)–(E); Stodgell v. Weissman, No. A-1-CA-41416, ¶¶7–9

New York

Trigger: Actual vacancy after required inspection/cure process

Return or accounting: 14 days after vacancy under the ordinary nonregulated provision. Verify the regulatory status of the unit.

For a covered nonregulated rental, preserve the predeparture inspection offer, proposed charges and opportunity to cure.

Itemize only reasonable, supported amounts and return the balance on time. Check whether the building or tenancy is regulated and whether interest applies.

Legal reference: N.Y. GOB §§7-103 and 7-108(1-a)(d)–(g)

North Carolina

Trigger: Termination and delivery of possession

Return or accounting: 30 days for the accounting/refund. If the extent cannot yet be determined, interim accounting by day 30 and final accounting by day 60 from the same trigger.

If a claim genuinely cannot yet be determined, provide the interim accounting by day 30 and final accounting by day 60 from the same trigger.

Use only authorized deduction categories, limited by actual loss. Preserve trust-account or bond notices and any forwarding-address instructions.

Legal reference: N.C.G.S. §§42-51, 42-52 and 42-55

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

North Dakota

Trigger: Lease termination and delivery of possession

Return or accounting: 30 days for itemization and remaining funds with any required interest.

Preserve the jointly signed condition record and actual account interest. Check the short-occupancy interest exception.

Document allowed unpaid rent, necessary cleaning or actual damage beyond reasonable wear. Returning money and reporting unclaimed funds are separate events.

Legal reference: N.D.C.C. §§47-16-07.1(2)–(5) and 47-16-07.2

Ohio

Trigger: Termination of rental agreement and delivery of possession

Return or accounting: 30 days to deliver written itemization and the amount due. Written forwarding address affects additional remedies.

Identify each deduction in writing and send the balance. A written forwarding address can affect additional remedies.

For qualifying occupancy of six months or more, 5% annual interest applies to the excess above the greater of $50 or one month’s rent.

Legal reference: Ohio Rev. Code §5321.16(A)–(C)

Oklahoma

Trigger: Termination, possession and written demand

Return or accounting: 45 days after the required events. Keep the six-month no-demand rule separate.

Record the written tenant demand, termination and possession. Send an itemized accounting and balance by the prescribed method.

Keep escrow and delivery evidence. The six-month no-demand rule is separate from the ordinary 45-day accounting period.

Legal reference: 41 O.S. §115(A)–(C)

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Oregon

Trigger: Termination and delivery of possession

Return or accounting: 31 days for the state accounting/refund. In Portland, check the local one-week final inspection and 24-hour notice independently.

Account separately for security and unused prepaid rent. Explain each deduction and return the balance.

Portland adds inspection, photos, supporting records and a notice of rights with the accounting. Determine whether the unit is inside city limits.

Legal reference: ORS 90.300(11)–(16); Portland City Code 30.01.087(D)–(E)

Pennsylvania

Trigger: Earlier of lease termination or surrender and acceptance

Return or accounting: 30 days for the list/payment.

Use the earlier of lease termination or surrender and acceptance. Provide a written damage list and payment of the remaining balance.

Record the written forwarding address. Failure to provide the list and failure to pay can have different consequences.

Legal reference: 68 P.S. §250.512(a)–(e)

Rhode Island

Trigger: Latest of termination, possession and forwarding address

Return or accounting: 20 days to deliver written itemization and balance.

Use the latest of termination, return of possession and receipt of the forwarding address.

Itemize authorized rent, reasonable cleaning or trash costs, and tenant-caused damage beyond ordinary wear. Return the balance with the statement.

Legal reference: R.I. Gen. Laws §34-18-19(a)–(g)

Fill in Online

Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

South Carolina

Trigger: Latest of termination, possession and tenant demand

Return or accounting: 30 days for written itemization and balance. Capture the tenant's address and what the owner knew about their whereabouts.

Record termination, possession and tenant demand. Itemize authorized unpaid rent or actual damage and return the balance.

If no new address was supplied, document the owner's knowledge of the tenant's whereabouts and any mailing to the last known address.

Legal reference: S.C. Code §27-40-410(a)–(b)

South Dakota

Trigger: Termination and receipt of address or delivery instructions

Return or accounting: 21 days for return or specific written withholding reasons. A requested detailed accounting is due within 45 days after termination.

Under the 2026 rule, return the deposit or provide specific written reasons within 21 days after termination and receipt of the address or instructions.

A tenant-requested detailed accounting has a separate 45-day deadline measured from termination.

Legal reference: SDCL §§43-32-6.1 and 43-32-24, as amended by 2026 SB 4

Tennessee

Trigger: County coverage, vacating/inspection, refund notification and response

Return or accounting: No general numerical refund deadline verified. The 60-day nonresponse period follows notification. Special inspection and after-discovered-damage rules have their own triggers.

Verify county coverage and the operative statute before setting a deadline. The reviewed procedure distinguishes inspection, written dissent and refund notification.

The 60-day nonresponse period follows notification of a refund. It is not a general period for delaying the initial accounting.

Legal reference: T.C.A. §§66-28-102 and 66-28-301

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Texas

Trigger: Surrender, written forwarding address and rent dispute status

Return or accounting: 30 days after surrender, subject to §92.107. Do not infer a fresh 30-day period from late delivery of an address without authority.

Record surrender and the written forwarding address. Itemize each deduction unless rent is owed at surrender and there is no dispute about that rent.

Normal wear is excluded. Preserve mailing evidence. Check the lease date and applicable communications rules before using email.

Legal reference: Tex. Prop. Code §§92.103–.104, .107, .109

Utah

Trigger: Vacancy and return of possession; later formal demand/service

Return or accounting: 30 days for itemization, deposit and unused prepaid rent. The tenant’s statutory notice can trigger a separate five-business-day response.

Return the deposit balance and unused prepaid rent, with a written reason for each deduction.

After a missed disposition, the tenant’s formal statutory demand can trigger a separate five-business-day response. Keep service proof and payment records separate.

Legal reference: Utah Code §§57-17-3 and 57-17-5

Vermont

Trigger: Notice of actual vacancy or discovery of vacancy/abandonment

Return or accounting: 14 days ordinarily. Qualifying seasonal nonprimary housing uses 60 days. The municipal hearing deadline has a separate start.

Record notice of vacancy or discovery of vacancy or abandonment. Qualifying seasonal housing that is not a primary residence has a separate 60-day rule.

Burlington adds interest and local notice and hearing requirements. Track actual receipt of a notice if the tenant seeks a hearing.

Legal reference: 9 V.S.A. §4461(c)–(f); Burlington Code §18-120

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Virginia

Trigger: Later of termination or actual vacancy

Return or accounting: 45 days ordinarily. Qualified contractor damage can extend the damage-cost itemization by 15 days after timely written notice. Utilities and inspection have other deadlines.

Record both termination and vacancy. Preserve the inspection-right notice and any tenant election to attend.

Check all tenants and any written payee agreement. Utility reserves and contractor extensions have separate predicates and notice duties.

Legal reference: Va. Code §55.1-1226(A), (B), (C), (E)–(G)

Washington

Trigger: Termination and vacancy; or separate abandonment/death event

Return or accounting: Ordinarily 30 days to give or mail the required statement, supporting records and balance. Apply different triggers for abandonment and a deceased sole occupant.

Use the signed initial checklist, specific final statement and supporting estimates, receipts or labor records as required.

If only part of an item is damaged, address the cost attributable to that portion. Local rules and abandonment or death cases require separate review.

Legal reference: RCW 59.18.260, .270, .280(1)–(3); Seattle renter installment guidance

West Virginia

Trigger: Termination and date a subsequent tenant occupies

Return or accounting: Earlier of 60 days after termination or 45 days after subsequent occupancy. Qualified contractor damage can add 15 days to itemization with timely notice.

Record when a subsequent tenant actually occupies. Compare that deadline with the termination-based deadline.

A contractor extension requires qualifying facts and notice. Returned mail has a separate holding procedure and does not itself establish forfeiture.

Legal reference: W. Va. Code §§37-6A-2 and 37-6A-5(a)

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Security Deposit Return by State

State statutes and delivery rules | Research reviewed October 30, 2026

Verify applicable local rules and special tenancy requirements before sending a notice or refund.

Wisconsin

Trigger: Normal expiry, early vacancy/reletting, or late vacancy learned by owner

Return or accounting: 21 days from the applicable statutory trigger. The scoped prototype covers only normal expiry with vacancy on the termination date.

Identify whether the tenant vacated at normal expiry, left early or remained late. The 21-day trigger differs.

Explain every withholding and its reasonable amount. Nonstandard deductions may require a separate agreement. Ordinary wear is excluded.

Legal reference: Wis. Stat. §§704.28, 100.20(5); ATCP 134.06; Pierce v. Norwick, No. 96-0067

Wyoming

Trigger: Termination and receipt of the new address

Return or accounting: Later of 30 days after termination or 15 days after new address. Qualifying damage can add 30 days. Utility deposits have separate proof/payment events.

Compare the termination-based and new-address deadlines. Record any qualifying damage extension.

Keep utility deposits separate. Their proof-of-payment and return rules differ from those for the ordinary security deposit.

Legal reference: Wyo. Stat. §§1-21-1207, -1208 and -1211; Wyoming Courts TENANT Form 04

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