Landlord Dispatch

Days to Return the Deposit, in Eight States

The day count each state gives a landlord to return a security deposit after the tenant leaves, and the price the statute sets for missing it, shortest first.

Information, not legal advice. Not a substitute for the advice of an attorney. We are not a law firm and cannot answer questions about your own situation. State law only; city and county rules are not covered.

THE RULE	WHERE IT SAYS IT
14	**New York**: 14 days, itemized, or the landlord forfeits any right to keep any of it. Willful violation: punitive damages up to twice the deposit. N.Y. Gen. Oblig. Law § 7-108(1-a)(e), (g)
15	**Florida**: 15 days to return it; 30 for a certified-mail or agreed e-mail claim notice. No notice, no claim on it. Loser pays fees. Fla. Stat. § 83.49(3)
21	**California**: 21 calendar days, itemized. In bad faith, the landlord loses any claim to it and faces up to twice the deposit, plus actual damages. Cal. Civ. Code § 1950.5(h), (m)
30	**Washington**: 30 days, documented statement, or the full deposit is owed and defenses barred. Intentional refusal: up to twice the deposit. Loser pays fees. RCW 59.18.280
30	**Texas**: 30 days after surrender and a written forwarding address. Late is presumed bad faith: $100, three times the amount wrongfully withheld, and attorney's fees. Tex. Prop. Code §§ 92.103, 92.107, 92.109
30 *or* **45**	**Illinois**, any building size: itemized list with receipts in 30 days, or all of it back in 45. Refusal or bad faith costs twice the deposit, plus fees. 765 ILCS 710/1(a), (c)
31	**Oregon**: 31 days, written accounting and refund. Money withheld with no accounting, or in bad faith, costs twice the amount. Winner may get fees. ORS 90.300(12), (13), (16); 90.255
45	**Virginia**: 45 days, itemized; 15 more for the itemization if damage tops the deposit and needs a contractor, with notice. Willful failure means the deposit back, plus actual damages and attorney fees. Va. Code § 55.1-1226 A, E

Got this from a co-owner or your PM? The letter behind it is free, every other week, for the state your rental is in. landlorddispatch.com

Checked Nov 5, 2026, at each state's own statute text. The current version of this page lives at landlorddispatch.com/deposits/ and carries the day it was last checked. Missed a change? hello@landlorddispatch.com.

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