AN ALUNA MEDIA HOLDINGS PUBLICATION

# The Rent Law Ledger
# Rent Law Tracker

The current state of rent law for small US landlords: rent caps and increase rules, eviction process, security deposits, notice periods, and licensing & registration — California, New York, Washington, Oregon, Maryland and Washington, DC in depth; a federal section; and a verified one-line baseline for every other state.

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Every entry is verified against a primary source — a state legislature, official code, court or agency page — and carries its citation, source, effective date and last-checked date.

**Version:** Tracker v1 · **Last checked:** November 8, 2026 · **Online:** rentlawledger.com/tracker

The Rent Law Ledger is independent early warning, not legal advice. Confirm the current rule in the primary source and your local law before acting.

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# How to read this Tracker

Every entry gives the rule in plain English, its citation, a link to the primary source, the effective date of the current rule, and a **last-checked** date. Depth jurisdictions are re-checked weekly. Texas and Florida are radar-only; every other state appears in the all-50 baseline. City ordinances are flagged by name where state law interacts with big-city rules; the Tracker does not attempt full city coverage. Change-log IDs (CL-...) mark the log entry that set an entry's current value. Anything that cannot be verified to the primary-source standard is held back — never published.

CHANGE LOG

# What changed, most recent first

The log is append-only: entries are never edited or deleted. When a rule changes, a new entry is appended and the Tracker entry it sets is updated to point at it. Entries marked ◐ rest on official bill documents read via search excerpts and get a second-pair check before they anchor a published issue.

### CL-CA-2026-07 Written pet-policy duty (SB 1296) Operative: Apr 1, 2027

*(Second pass — resolves U-1.)* SB 1296 is **Chapter 1025, Stats. 2026** (filed Sep 30, 2026 per the Secretary of State's Session Index to Chapters). It adds Civ. Code **§ 1942.7.5**: a landlord must maintain a **written pet policy**, post it (with a hyperlink in advertisements, on the landlord's website, and in search-engine information) and provide a copy **with every rental application**; an applicant charged an application fee in violation may recover a **refund within 7 business days** of written request (§ 1942.7.5(h)). **Operative: Apr 1, 2027.** → Radar R-8 (now verified). Sources: https://admin.cdn.sos.ca.gov/bill-chapters/2026/Senate-Bills.pdf · enrolled text via https://ctweb.capitoltrack.com/Bills/25Bills\sen\sb_1251-1300\sb_1296_95_E_bill.pdf

### CL-OR-2027-01 2027 maximum rent increase: 10% Effective: Jan 1, 2027

DAS published maximum for calendar 2027 is **10%** for ORS 90.324(b) tenancies (2026 was 9.5%); the >30-space facility maximum remains a flat **6%**. Calculated under ORS 90.324's Sept 30 duty. **Effective: Jan 1, 2027.** → Radar R-1. Sets: OR-R2. Source: DAS newsroom page (Part 1).

### CL-WA-2027-02 Smart access systems (ESSB 5937) Effective: Jan 1, 2027

◐ 2026 c 55 adds smart-access data/privacy requirements to the RLTA; on request, a landlord must offer an **alternative key that does not use biometric identifiers or a phone app**. **Effective: Jan 1, 2027.** → Radar R-1. Source (session law, via search excerpt incl. the printed effective date): https://lawfilesext.leg.wa.gov/biennium/2025-26/Pdf/Bills/Session Laws/Senate/5937-S.SL.pdf?cite=2026 c 55 s 1

### CL-WA-2027-01 2027 cap published: 10% Effective: Jan 1, 2027

Commerce's published maximum for **Jan 1 – Dec 31, 2027** is **10%** (formula yielded 11.53%; ceiling applies). **Effective: Jan 1, 2027.** → Radar R-1. Sets: WA-R2. Source: Commerce HB 1217 Landlord Resource Center (Part 1).

**CL-WA-2026-04 Flood disclosure for new leases (SSB 6237)** Applies: Jan 1, 2027

◐ For leases entered into **after Dec 31, 2026**, RLTA landlords must disclose that the property may be in a special flood hazard area / area of potential flooding, that hazard information is available from the county, and that the landlord's insurance does not cover the tenant's possessions. Amends RCW 59.18.060. **Applies: Jan 1, 2027 leases onward.** → Radar R-2. Source (official House Bill Report): https://lawfilesext.leg.wa.gov/biennium/2025-26/Htm/Bill%20Reports/House/6237-S%20HBR%20APH%2026.htm

**CL-CA-2026-09 Digitally altered rental-ad images (AB 2025)** Effective: Jan 1, 2027

*(Second pass — resolves U-3, incl. the secondary conflict over an operative date.)* AB 2025 is **Chapter 572, Stats. 2026** (approved/filed Sep 27, 2026). It adds Civ. Code **§ 1940.11**: a digitally altered image in a rental advertisement must carry a **conspicuous disclosure on or adjacent to the image**, with the **unaltered version included in the posting** (a link, URL or QR code satisfies this); images/renderings not created with a capture device are excepted; a licensee's violation is a licensing-law violation. The act also amends Bus. & Prof. Code § 10140.8 so the sale-ad rule no longer applies to leaseholds over one year. No operative date is named and there is no urgency clause. **Effective: Jan 1, 2027.** → Radar R-10. Source (chaptered text): https://ctweb.capitoltrack.com/Bills/25Bills\asm\ab_2001-2050\ab_2025_94_C_bill.pdf

**CL-CA-2026-08 Emergency price-gouging cap recast (SB 1365)** Effective: Jan 1, 2027

*(Second pass — resolves U-2.)* SB 1365 is **Chapter 1028, Stats. 2026** (approved/filed Sep 30, 2026), amending Penal Code **§ 396**: the 10% emergency price cap stands, the former exemptions are recast as affirmative defences, and under § 396(e)(3) **lease length is not a defence** — the old >1-year-lease exclusion is gone. No urgency clause. **Effective: Jan 1, 2027.** → Radar R-10. Source (chaptered text): https://ctweb.capitoltrack.com/Bills/25Bills/sen/sb_1351-1400/sb_1365_93_C_bill.pdf

**CL-CA-2027-01 Multilingual eviction summons form (scheduled)** Deadline: Jan 1, 2027

AB 863 (Stats. 2025, Ch. 344): the Judicial Council must create a **single mandatory unlawful-detainer summons form** in English, Spanish, Chinese, Tagalog, Vietnamese and Korean **by Jan 1, 2027** and publish it on its website. **Deadline: Jan 1, 2027.** → Radar R-3. Source: CA DRE summary page above.

### CL-FL-2026-01 Fraudulent entry becomes a felony + eviction ground

**Effective: Oct 1, 2026**

CS/HB 1293, Ch. 2026-143, creates Fla. Stat. § 817.537: gaining possession of a dwelling via false identity statements, forged/fictitious documents, or impersonation is **fraudulent entry — a third-degree felony**, and is non-curable noncompliance allowing the landlord to terminate and require the occupant to vacate (ch. 83 procedures). **Effective: Oct 1, 2026.** Sources: https://www.flsenate.gov/Laws/Statutes/2026/817.537 · https://www.flsenate.gov/Committees/billsummaries/2026/html/1293

### CL-MD-2026-04 Fee-disclosure duty (HB 80) Effective: Oct 1, 2026

◐ Landlords offering **4+ units** must give prospective tenants written information on fees and may not impose an undisclosed mandatory fee; new RP § 8-212.5; applies to leases signed/renewed on/after **Oct 1, 2026**; tenant claims allowed on/after **Feb 1, 2027**. **Effective: Oct 1, 2026** (mgaleg Legislation Details page, via excerpt; chapter number not verified — U-22). Sources: https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/HB0080?ys=2026rs · https://mgaleg.maryland.gov/2026RS/fnotes/bil_0000/hb0080.pdf

⚠️ **SUPERSEDED — see correction CL-MD-2026-05: HB 80 was never enacted. Do not publish this entry's duty.**

### CL-MD-2026-02 Subsidy applicants + positive rent reporting (SB 335 / HB 315, Chs. 773 / 772) Effective: Oct 1, 2026

A provider generally may not refuse a subsidy-assisted applicant based on income, credit score / lack of score, or adverse credit history from a period when the applicant had no subsidy (provider may verify income for the tenant-paid portion). Providers must **offer tenants the option to have positive (complete, timely) rental payments reported** to a consumer reporting agency: for new leases from **Oct 1, 2026**; for pre-Oct 1, 2026 leases, **offer by Jan 1, 2027**; at least annually thereafter; fee capped at the lesser of actual cost or **$10/month**. Statutory homes: State Gov't § 20-705.1; RP § 8-208.4. **Effective: Oct 1, 2026** (chapter text: "shall take effect October 1, 2026", ◐ via excerpt). → Radar R-4 (the Jan 1, 2027 offer deadline). Sources: DHCD notice; chapter https://mgaleg.maryland.gov/2026rs/Chapters_noln/CH_773_sb0335e.pdf

### CL-MD-2026-01 Fair Chance Housing Act (SB 937, Ch. 752) Effective: Oct 1, 2026

Regulates criminal-history screening by housing providers owning/managing **5+ residential units** in MD (owner-occupied units and providers who run no criminal checks excluded). Generally a **conditional offer must precede** a criminal-history check (applicants must still disclose specified convictions if asked); withdrawal of a conditional offer requires reasons + a reassessment process; bans advertising that applicants with criminal histories won't be considered; bans requiring drug/alcohol testing; penalties **up to $500 per violation**. **Effective: Oct 1, 2026.** The Oct 1, 2026 Tenants' Bill of Rights (§1) reflects the same rules in lease-facing form. Source: DHCD notice above.

### CL-NY-2026-01 NYC rent freeze (RGB Order #58) Effective: Oct 1, 2026

NYC Rent Guidelines Board **Order #58 (Jun 25, 2026)**: **0% for a one-year lease and 0% for a two-year lease** for rent-stabilized apartments, for leases commencing **Oct 1, 2026 – Sep 30, 2027** (adjustment over lawful rents charged and paid on Sep 30, 2026); same 0%/0% for lofts (MDL Art. 7-C); special guideline of 49% above maximum base rent for units vacated after Sep 30, 2026 that were under the Rent and Rehabilitation Law. Also covers 421-a / § 423 Redevelopment Project units. **Effective: Oct 1, 2026.** Sets: NY-R1/NY-R3 current-year figures. Source: https://rentguidelinesboard.cityofnewyork.us/2026-27-apartment-loft-order-58/

### CL-NH-2026-01 CORRECTION: HB 1336-FN was vetoed; no conditional-deposit law

Sustained: Aug 19, 2026

*(Second pass — resolves U-20 by killing the "chaptered" claim.)* HB 1336-FN (2026) passed the House and Senate and its final text would have created RSA **540-A:9** ("regulated conditional deposits" — up to one additional month's rent for applicants failing disclosed screening criteria, treated as part of the security deposit), with a stated effective date of Jan 1, 2027. The Governor **vetoed it on Jul 2, 2026 and the veto was sustained on Aug 19, 2026** (per the official chaptered-final-version text page on gc.nh.gov). The bill therefore **never became law**: the current official RSA 540-A text contains **no § 540-A:9** and no 2026 amendment to § 540-A:6, and New Hampshire deposit law is unchanged (cap 1 month / $100 greater; 30-day return). Sets: Part 3 New Hampshire row. Sources: https://gc.nh.gov/bill_status/legacy/bs2016/billText.aspx?sy=2026&id=2143&txtFormat=html · https://gc.nh.gov/rsa/html/LV/540-A/540-A-mrg.htm

### CL-NY-2026-02 Good Cause 2026 local rent standards Published: Aug 1, 2026

DHCR notice (posted Jul 16, 2026; revised Aug 17, 2026): preceding-calendar-year CPI changes of **3.38%** (NY-Newark-Jersey City) and **3.15%** (Northeast Region) produce **2026 local rent standards of 8.38%** (NYC region) and **8.15%** (other opted-in localities) under RPL § 211(7)–(8). **Published: Aug 2026.** Sets: NY-R2 figures. Sources: https://hcr.ny.gov/good-cause-eviction-law-notice-august-2026 · https://www.nyc.gov/site/hpd/services-and-information/good-cause-eviction.page

### CL-SD-2026-01 Return window lengthened: 2 weeks → 21 days (SB 4)

**Effective: Jul 1, 2026**

*(Second pass — resolves the U-18 South Dakota item as a 2026 change.)* **2026 Senate Bill 4 (2026 S.D. Sess. Laws ch. 179, signed Feb 11, 2026)** amended SDCL § 43-32-24, striking "two weeks" and substituting **21 days** for the return/statement deadline; the same section carries the 45-day itemized-accounting-on-request rule, the forfeiture of withholding rights for noncompliance, and punitive damages up to **$200** for bad-faith retention. The Act states no effective date, so the constitutional default applies: **effective Jul 1, 2026**. The deposit cap was also located: **§ 43-32-6.1 — 1 month's rent** (larger only by agreement where special conditions pose a danger to the premises). Sets: Part 3 South Dakota row. Sources: https://mylrc.sdlegislature.gov/api/Documents/SessionLaws/300761.pdf · http://sdlegislature.gov/Statutes/Codified_Laws/DisplayStatute.aspx?Type=Statute&Statute=43-32-6.1

### CL-DC-2026-03 Registration data for exempt units (temporary law, expiring)

**Effective: Jun 11, 2026**

D.C. Law 26-136 (Bill 26-611), **effective Jun 11, 2026, expiring 225 days after taking effect**: owners of accommodations **exempt** from rent stabilization must, at registration, report for each unit the current monthly rent, the rent for each of the **2 prior calendar years**, and the utilities/facilities/services/appliances — one-time at registration, no ongoing reporting (§ 42-3502.05(f)(5)). The codified note says these temporary amendments **expire Jan 22, 2027**. The parallel emergency act (D.C. Act 26-281) was effective Mar 25, 2026 for ≤90 days. → Radar R-5. Sources: https://code.dccouncil.gov/us/dc/council/laws/26-136 · § 42-3502.05 page.

### CL-WA-2026-05 Second-pass chapter confirmations (ESSB 6200; SSB 6237)

**Effective: Jun 11, 2026**

*(Resolves U-14's chapter-number items; upgrades CL-WA-2026-03 and CL-WA-2026-04 from ◐ on those points.)* The Certifications of Enrollment on lawfilesext confirm: **ESSB 6200 = Chapter 184, Laws of 2026**, effective **Jun 11, 2026**; **SSB 6237 = Chapter 234, Laws of 2026**, effective **Jun 11, 2026**, with the flood-disclosure duties applying only to leases entered into **after Dec 31, 2026** (amending RCW 59.18.060). Sources: https://lawfilesext.leg.wa.gov/biennium/2025-26/Pdf/Bills/Session Laws/Senate/6200-S.SL.pdf?cite=2026 c 184 s 2 · https://lawfilesext.leg.wa.gov/biennium/2025-26/Pdf/Bills/Session Laws/Senate/6237-S.SL.pdf?cite=2026 c 234 s 1

### CL-WA-2026-03 Portable cooling devices protected (ESSB 6200) Effective: Jun 11, 2026

◐ Landlords may not prohibit/restrict a tenant's portable cooling device (stated exceptions apply) and may not charge a fee for its use, inspection or installation; new section in ch. 59.18 RCW + amends RCW 59.20.070. **Effective: Jun 11, 2026** (90 days after adjournment, per the bill report). Source: https://lawfilesext.leg.wa.gov/Biennium/2025-26/Pdf/Bills/Senate%20Passed%20Legislature/6200-S.PL.pdf (chapter number not confirmed from an opened page — U-14)

### CL-WA-2026-02 Mobile-home notice service aligned (SHB 2452) Effective: Jun 11, 2026

◐ 2026 c 118 amends RCW 59.20.390 / 59.20.370 so MHLTA rent-increase notices are served under RCW 59.20.150 (not 59.12.040); restates the 5% / first-12-months limits. **Effective: Jun 11, 2026.** Source: https://lawfilesext.leg.wa.gov/Biennium/2025-26/Pdf/Bills/House%20Passed%20Legislature/2452-S.PL.pdf

### CL-WA-2026-01 Notice service simplified (HB 2664) Effective: Jun 11, 2026

◐ 2026 c 144 removes the **certified-mail** requirement for unlawful-detainer notices and notices served the same way (incl. rent-increase notices) under RCW 59.12.040; mailed service is complete on deposit in US mail from within WA, properly addressed, postage prepaid. **Effective: Jun 11, 2026.** Sources (official bill report + session law PDFs, read via search excerpts): https://lawfilesext.leg.wa.gov/biennium/2025-26/Pdf/Bill%20Reports/House/2664%20HBR%20FBR%2026.pdf · https://lawfilesext.leg.wa.gov/biennium/2025-26/Pdf/Bills/Session Laws/House/2664.SL.pdf?cite=2026 c 144 s 1

### CL-DC-2026-02 2026 rent adjustment certified Effective: May 1, 2026

Rental Housing Commission certification **effective May 1, 2026**: CPI-W +2.1% → adjustment of general applicability **2.1%**; general maximum **4.1%**; elderly/disability maximum **2.1%**. Sets: DC-R1 figures. Source: RHC 2026 CPI-COLA-MFI Notice (Part 1).

### CL-DC-2026-04 LIHTC exemption made permanent (D.C. Law 26-111)

Effective: Apr 16, 2026

*(Second pass — resolves U-23(b).)* Bill 26-429 became **D.C. Law 26-111**, the "LIHTC Rent Stabilization Exemption Clarification Amendment Act of 2026" (adopted on first/second readings Jan 6 and Feb 3, 2026; assigned Act No. 26-265 on Mar 2, 2026). It amends § 42-3502.05(a)(1) to expressly exempt any rental unit for which the provider receives Low-Income Housing Tax Credits, and **applies as of Jul 17, 1985** (a retroactive clarification, responding to Milestone East Capitol 2, LLC v. Daniels, 2024-LTB-7847 (D.C. Super. Ct. Aug 4, 2025)). **Effective: Apr 16, 2026** (after mayoral approval and the 30-day congressional review). Sets: DC-R2 (with CL-DC-2025-02, the emergency predecessor). Source: http://code.dccouncil.gov/us/dc/council/laws/26-111

**CL-NY-2026-03** **NYC rent-transparency signage (LL 86 of 2025)** Effective: Jan 26, 2026

From **Jan 26, 2026**, every multiple dwelling containing one or more rent-stabilized units must post a notice in a common area, in English and Spanish, stating the building contains rent-stabilized units, how to check a unit's status with DHCR, and displaying the building address and property registration number. **Effective: Jan 26, 2026.** Source: http://www.nyc.gov/site/hpd/news/001-26/new-local-law-requires-rent-transparency-notices-tenants-rent-stabilized-housing

**CL-FED-2026-02** **FTC opens rental-housing fees rulemaking**

Mar 2026 ANPRM (F6). *Pipeline — not law.* Source: Part 2. ---

**CL-FED-2026-01** **HUD assistance-animal guidance replaced**

Sep 17, 2025 withdrawal of FHEO 2013-01/2020-01; **May 22, 2026** FHEO enforcement guidance limits reasonable-cause findings to **trained** assistance animals. Sets: F4. Sources: Part 2.

**CL-GA-2026-01** **CORRECTION: Georgia DOES cap deposits (2 months)**

*(Second pass — resolves the U-18 Georgia item as a correction.)* v1's quarantine note said "no cap in the section retrieved" because only O.C.G.A. § 44-7-34 (return) had been read. The cap sits in **§ 44-7-30.1**, added by **HB 404 (Safe at Home Act), Act 392, 2024 Ga. Laws 392** (signed Apr 22, 2024): a security deposit **may not exceed 2 months' rent** — pet deposits count toward the cap and the cap is non-waivable — for leases entered into or renewed **on or after Jul 1, 2024**. (An earlier bill draft said 3 months with a Jul 1, 2023 start; that was **not** the enrolled version.) § 44-7-34's 30-day return rule stands as logged in Part 3. Sets: Part 3 Georgia row. Source (as-passed enrolled text): http://www.legis.ga.gov/Legislation/20232024/229083.pdf

**CL-CO-2026-02** **Deposit cap confirmed at 2 months; HB 25-1249 did not change it**

*(Second pass — resolves U-19.)* C.R.S. § 38-12-102.5(1) caps a deposit at **two monthly rent payments** (in force since Aug 7, 2023). HB 25-1249 as **introduced** would have cut the cap to one month, but that provision was **removed before passage**; the enacted act (2025 Ch. 401, per the General Assembly's bill page) addresses retention, statements, walk-throughs and bad-faith standards only. Any source claiming a 2026 one-month Colorado cap is describing the introduced bill, not the law. Sets: Part 3 Colorado row. Source: https://beta.leg.colorado.gov/bills/HB25-1249

**CL-CO-2026-01 Deposit-return rewrite** Effective: Jan 1, 2026

HB 25-1249 (signed Jun 3, 2025) rewrote C.R.S. § 38-12-103: return within **30 days** (lease may extend to max 60); no retention for normal wear and tear or pre-existing damage. **Effective: Jan 1, 2026.** Source: https://beta.leg.colorado.gov/bills/HB25-1249

**CL-TX-2026-01 Eviction procedure overhaul applies**

SB 38, 89th Leg. (2025), rewrote Property Code ch. 24 eviction procedure; its changes **apply only to eviction suits in which the petition is filed on or after Jan 1, 2026**. **Applied from: Jan 1, 2026.** Source: http://capitol.texas.gov/tlodocs/89R/billtext/html/SB00038F.HTM

**CL-DC-2026-05 CORRECTIONS: two Phase 0 DC claims killed**

*(Second pass — resolves U-23(a) and U-23(g) by killing both claims.)* **(1) "Dec 24, 2026 DC form-swap deadline": NOT corroborated** by any primary source in either pass — no such deadline appears in the D.C. Code pages, RHC publications or Council legislation reviewed; the claim is **withdrawn — do not publish**. (December 24 appears in the Rental Housing Act context only as the Dec 24, 1973 approval date of the Home Rule Act cited in standard effective-date clauses.) **(2) "Tenant Bill of Rights reset" (2025/26): unsupported** — the only Tenant Bill of Rights document verified from an official source is the **2014-Act version** (OTA, linked in DC-D1); no 2025/26 "reset" document was found in primary sources in either pass. Phase 0's framing is withdrawn; describe the OTA document as the 2014-Act version only.

**CL-DC-2026-01 (see CL-DC-2025-01)**

— the RENTAL Act's eviction changes are logged under 2025 by effective date; DC-E1 reflects them.

**CL-MD-2026-06 SB 12 chapter text opened: effective June 1, 2026**

*(Second pass — resolves the U-22 SB 12 item; completes CL-MD-2026-03.)* Chapter 664's own text (SECTION 3) states: "this Act shall take effect **June 1, 2026**" (approved by the Governor May 26, 2026). The AC duties in new RP § 8-122 phase in as logged in CL-MD-2026-03: **Jun 1, 2026** for newly constructed units and for units equipped with AC, or whose lease required AC, at any time on/after Jan 1, 2025; **Oct 1, 2026** for units renovated with replacement/substantial upgrade of electrical or heating systems. DHCD's grouping of SB 12 with the "Oct 1, 2026 laws" is therefore wrong for the Act's effective date and the main duty tranche; the secondary source's Jun 1, 2026 date was right. Source (chapter PDF, opened): https://mgaleg.maryland.gov/2026RS/Chapters_noln/CH_664_sb0012e.pdf

**CL-MD-2026-05 CORRECTION: HB 80 was NOT enacted; the fee-disclosure duty does not exist**

*(Second pass — resolves the U-22 HB 80 item by killing the claim.)* HB 80 (Landlord and Tenant – Residential Leases – Fee Disclosures) passed the House and was referred to Senate Judicial Proceedings on Mar 20, 2026, where it received a Mar 25, 2026 hearing and **no further action before sine die**; the General Assembly's own subject index lists HB0080 with **no chapter designation** (in contrast to chaptered bills listed beside it), and bill-tracking records its final status as **"Engross Sine Die."** There is therefore **no Chapter, no RP § 8-212.5, no Oct 1, 2026 fee-disclosure duty, and no Feb 1, 2027 tenant-claim date** — CL-MD-2026-04 and Radar R-7 are withdrawn. (Social-media posts claiming HB 80 took effect Oct 1, 2026 are wrong.) Sources: https://mgaleg.maryland.gov/mgawebsite/Legislation/SubjectIndex/fees?ys=2026RS · https://mgaleg.maryland.gov/2026RS/fnotes/bil_0000/hb0080.pdf (fiscal note, Third Reader — House stage only)

**CL-MD-2026-03 Air-conditioning duty (SB 12, Ch. 664)**

◐ For apartment buildings with **10+ units**, covered units (incl. units constructed after Jun 1, 2026; units provided with AC at any time after Jan 1, 2025; units whose lease after Jan 1, 2025 required the provider to supply AC; units renovated after Oct 1, 2026 with electrical/heating replacement) must have AC capable of cooling to **80°F or lower, Jun 1 – Sep 30**; National Register historic properties excluded. DHCD groups SB 12 with the Oct 1, 2026 laws, but its chapter text was not opened and a secondary source claimed a Jun 1, 2026 effective date for the duty itself — **effective date not chapter-verified** (U-22). Source: DHCD notice above.

**CL-OR-2026-01 Second-pass verifications: ORS 91.225 preemption text; Portland rental registration**

*(Resolves the U-15 preemption item and the U-16 Portland item.)* **ORS 91.225(2):** "Except as provided in subsections (3) to (5) of this section, a city or county shall not enact any ordinance or resolution which controls the rent that may be charged for the rental of any dwelling unit" — with (7) barring inconsistent local enactments statewide; text read in full and confirmed against the Oregon Supreme Court's verbatim quotation in Owen v. City of Portland, 368 Or. 661 (2021). Sets: OR-R3 local note. **Portland PCC 7.02.890:** annual registration of every residential rental unit (Schedule R); fee set by Administrative Rule LIC-5.09 at **$70 per unit for 2025–current** (2019: $60; 2022: $65; 2023–24: $70), CPI-W-indexed; HUD-affordable units (≤60% of median household income) are fee-exempt. Sets: OR-L2 note. Sources: https://oregon.public.law/statutes/ors_91.225 · https://WWW.PORTLAND.GOV/policies/licensing-and-income-taxes/fees/lic-509-residential-rental-registration-and-fee

### CL-CA-2026-10 Second-pass effective-date confirmations (AB 246; SB 610) + AB 1157 died

Effective: Jan 1, 2026

*(Resolves U-4 and U-5.)* **AB 246** (Stats. 2025, Ch. 337; Civ. Code § 1946.3): **effective Jan 1, 2026** — confirmed by the Judicial Council's official 2025 Summary of Court-Related Legislation ("AB 246 (BRYAN), CH. 337 ... EFFECTIVE DATE: JANUARY 1, 2026", courts.ca.gov) and the code history note ("Added by Stats. 2025, Ch. 337, Sec. 1. (AB 246) Effective January 1, 2026. Repealed as of January 20, 2029, by its own provisions."). This completes CL-CA-2026-05. **SB 610** (Stats. 2025, Ch. 547, chaptered Oct 10, 2025): the chaptered text ends at SEC. 6 with **no urgency clause and no operative-date provision → effective Jan 1, 2026**; the text also confirms, beyond CL-CA-2026-06, that § 1941.9(a)(2) requires advance rent back **within 21 days** of a disaster-destruction termination and that §§ 1941.8–1941.9 **discharge rent during a mandatory evacuation** and require prepaid rent back **within 10 calendar days** after the order lifts. **AB 1157** (would have amended §§ 1946.2/1947.12): **died** — leginfo bill status records "01/31/26 — Died pursuant to Art. IV, Sec. 10(c) of the Constitution" (failed Assembly Judiciary Committee Jan 13, 2026); it is not pending law and must never be treated as such. Source: https://leginfo.legislature.ca.gov/faces/billStatusClient.xhtml?bill_id=202520260AB1157

### CL-CA-2026-06 Disaster-damage duties

SB 610 (Stats. 2025, Ch. 547): landlords must remediate disaster-caused dilapidations (debris, mold, smoke/ash, asbestos, water damage, etc.); if a tenancy is terminated because of destruction, advance rent must be returned **within 21 days**. Source: CA DRE summary page above. (General effective date not stated on the page.)

### CL-CA-2026-05 Social Security interruption defence

AB 246 (Stats. 2025, Ch. 337), "Social Security Tenant Protection Act of 2025": affirmative defence in a nonpayment unlawful detainer where the tenant's income loss resulted from a Social Security payment interruption caused by federal action or inaction. **Sunsets Jan 20, 2029.** General effective date not stated on the agency page — treat as 2025-chaptered, operative per the Act. Source: CA DRE summary page above.

### CL-CA-2026-04 Tenant opt-out of landlord-arranged internet

Applies: Jan 1, 2026

AB 1414 (Stats. 2025, Ch. 506): for tenancies commenced, renewed or continuing month-to-month **on or after Jan 1, 2026**, the landlord/agent must let the tenant opt out of paying for a third-party internet subscription offered as part of residing in the unit; if violated, the tenant may deduct the cost from rent; retaliation barred. **Applies: Jan 1, 2026.** Source: CA DRE summary page above.

**CL-CA-2026-03 Faster demurrer track in evictions** Effective: Jan 1, 2026

AB 1384 (Stats. 2025, Ch. 299) amended CCP § 1170(b): a hearing on a demurrer or motion to strike in an unlawful detainer must be set **not less than 5 nor more than 7 court days** after the notice of motion is filed (later date only on stipulation or good cause). **Effective: Jan 1, 2026.** Source: CCP Ch. 4 page.

**CL-CA-2026-02 Electronic deposit returns** Effective: Jan 1, 2026

AB 414 (Stats. 2025, Ch. 340) amended § 1950.5(h): if the landlord received the deposit or rent electronically, the remainder must be returned **electronically** to a tenant-designated account (or another agreed method); landlord must notify the tenant of this right; itemized statement may be emailed by mutual agreement; method set for deposits held for multiple departing adult tenants. **Effective: Jan 1, 2026.** Sets: CA-D2 (current version). Source: § 1950.5 page; CA DRE summary https://dre.ca.gov/Newsroom/DRE_Updates/2026_05_06_EOY_Bill_Summaries_2025.html

**CL-CA-2026-01 Stove + refrigerator are habitability items** Effective: Jan 1, 2026

AB 628 (Stats. 2025, Ch. 342) added Civ. Code § 1941.1(a)(10)–(11): a dwelling is untenantable if it substantially lacks a **working stove or refrigerator**, for leases entered into, amended or extended **on or after Jan 1, 2026**. Tenant may agree in writing at signing to supply their own refrigerator (rescindable within 30 days; landlord may not condition the tenancy on it). Exempts permanent supportive housing, SROs/residential hotels with shared kitchens, communal-kitchen facilities. Recalled stove/fridge must be repaired/replaced within 30 days of the landlord receiving recall notice. **Effective: Jan 1, 2026.** Source: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1941.1

**CL-DC-2025-01 RENTAL Act of 2025** Effective: Dec 31, 2025

D.C. Law 26-80 (Bill 26-164), **effective Dec 31, 2025**. Landlord-tenant provisions: (i) nonpayment pre-filing notice **30 days → 10 days**, with new dual service (certified mail/tracked delivery **and** hand delivery or front-door posting); (ii) **expedited evictions for dangerous crimes/crimes of violence** — for cases filed after the effective date, a **10-day notice to vacate** (instead of 30), expedited hearing within 20 days of filing, preponderance standard, with statutory defences; (iii) courts given **discretion** (replacing mandatory dismissal) on defective-notice dismissals; (iv) Title 16 summons period reduced; new protective-order / court-registry rent-deposit procedure (§ 16-1502a). Title III also rewrites TOPA (new construction exempt 15 years; some provisions apply only on budget certification). RHC published a **proposed** (not final) implementing rulemaking amending 14 DCMR ch. 43 on Apr 3, 2026. Sets: DC-E1 current text. Sources: https://code.dccouncil.gov/us/dc/council/laws/26-80 · https://rhc.dc.gov/page/rental-housing-act-and-regulations

**CL-NY-2025-01 Deposit protections extended to rent-stabilized tenants (Ch. 436 of 2025)** Effective: Nov 15, 2025

*(Second pass — resolves the U-10 Ch. 436 item.)* A6423A / S952B, **signed Oct 16, 2025 as Chapter 436 of the Laws of 2025**, rewrote GOL **§ 7-107** to replicate the § 7-108 deposit regime (one-month cap, refundable-except-itemized-costs, inspections, **14-day** itemized statement + return with forfeiture for failure, burden of proof, punitive damages) for dwelling units under the NYC Rent Stabilization Law or the ETPA — closing the gap HSTPA 2019 had left for stabilized units. **Effective: Nov 15, 2025** (the 30th day after signing), applying to leases, rental agreements and renewals entered into on or after that date. Sets: NY-D1. Sources: https://nyassembly.gov/leg/?bn=A06423&term=&Summary=Y&Actions=Y&Votes=Y&Memo=Y&Text=Y&leg_video=1 (Assembly bill page: "10/16/2025 SIGNED CHAP.436", with text + sponsor memo)

**CL-DC-2025-02 LIHTC exemption made express (emergency)** Effective: Oct 23, 2025

D.C. Act 26-167, **effective Oct 23, 2025** (90-day emergency act): amends § 42-3502.05(a)(1) to expressly exempt any rental unit for which the provider receives Low-Income Housing Tax Credits. The current codified text includes this language. (A permanent version's final status was not verified from an opened page — U-23.) Sets: DC-R2. Sources: https://code.dccouncil.gov/us/dc/council/acts/26-167 · § 42-3502.05 page.

**CL-WA-2025-01 HB 1217 rent cap + 90-day increase notice** Effective: May 7, 2025

2025 c 209 created RCW 59.18.700–.710 (cap, exemptions) and raised the RCW 59.18.140 rent-increase notice from 60 to **90 days**. **Effective: May 7, 2025.** Sets: WA-R1, WA-R3, WA-R4, WA-N1. Sources: RCW pages in Part 1.

**CL-OR-2025-02 Termination statute amended (2025 Ch. 291)**

The **60-day paid sale-termination alternative** in ORS 90.427(5) is part of the current text, whose history line ends "2025 c.291 §1". (Bill identity and exact effective day unverified — U-15.) Sets: OR-E2. Source: ORS Ch. 90 page.

**CL-OR-2025-01 Cap statute amended (2025 Ch. 387)**

ORS 90.324 as published in the 2025 Edition carries the flat **6%** tier for ORS 90.600(1) tenancies in facilities with more than 30 spaces alongside the lesser-of-10%-or-7%+CPI formula. History note "2025 c.387 §1". (Bill identity/effective day not confirmed from an opened page — U-15.) Sets: OR-R1/OR-R2 structure. Source: ORS Ch. 90 page.

### CL-NY-2025-02 RGB Order #57 figures verified

*(Second pass — resolves the U-10 Order #57 item.)* NYC Rent Guidelines Board **Order #57** (adopted Jun 30, 2025): **3%** for a one-year lease, **4.5%** for a two-year lease, for rent-stabilized apartments and lofts with leases commencing **Oct 1, 2025 – Sep 30, 2026**. Recorded so the prior-year figures NY-R3 relies on are primary-sourced. Source: https://rentguidelinesboard.cityofnewyork.us/2025-26-apartment-loft-order-57/

### CL-CA-2025-01 Eviction answer period doubled

**Effective: Jan 1, 2025**

AB 2347 (Stats. 2024, Ch. 512) amended CCP § 1167: response period 5 → **10 days** (excl. weekends/holidays). **Effective: Jan 1, 2025.** Sets: CA-E5. Source: CCP Ch. 4 page.

### CL-FED-2026-03 HUD 30-day notice: 2024 codification stands; 2026 revocation postponed indefinitely

**Published: Dec 13, 2024**

*(Second pass — resolves U-24.)* The secondary claim quarantined at U-24 proves **half right**: HUD **did** codify a 30-day nonpayment-termination notice for public housing/PBRA in a final rule published **Dec 13, 2024 (89 FR 101270)**, and **did** publish a revocation on **Feb 26, 2026** (interim final rule, 91 FR 9449, Docket FR-6529-I-01). But the revocation **never took effect**: on **Mar 13, 2026**, following litigation, HUD postponed its effective date **indefinitely** and announced it would treat the rule as a proposed rule pending a final rulemaking; the October 2026 eCFR still carries the 30-day text (24 CFR 247.4, 966.4). Sets: F9. → Radar R-11.

### CL-MD-2024-01 Deposit cap cut to one month

**Effective: Oct 1, 2024**

Renters' Rights and Stabilization Act of 2024 (HB 693, Ch. 124 / SB 481) amended RP § 8-203(b): cap 2 months → **1 month** (narrow 2-month utility-assistance exception). **Effective: Oct 1, 2024.** Sets: MD-D1. Source: mgaleg § 8-203 page + legislation page.

### CL-CA-2024-01 Deposit cap cut to one month

**Effective: Jul 1, 2024**

AB 12 amended Civ. Code § 1950.5(c): cap one month (was up to 2–3 months), small-landlord exception as in CA-D1. **Effective: Jul 1, 2024.** Sets: CA-D1. Source: § 1950.5 page.

All three Oct 1, 2026 items verified from one opened primary source: MD DHCD public notice, updated Sep 22, 2026 — https://dhcd.maryland.gov/news-stories/public-notices/2026-maryland-laws-impacting-housing-providers-will-take-effect-oct-1-2026

# California

## Rent regulation / caps

### CA-R1 Statewide rent cap (Tenant Protection Act)

Over any 12 months, a covered owner may not raise gross rent by more than **5% + CPI change, or 10%, whichever is lower**, measured from the lowest rent charged in the prior 12 months; max **two increases** per 12 months. Initial rent on a vacant unit is free.

Citation: Cal. Civ. Code § 1947.12(a), (f) · Source: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1947.12 · Effective: Jan 1, 2024, operative Apr 1, 2024 (SB 567); section sunsets Jan 1, 2030 · Last checked: 2026-11-08

### CA-R2 Cap exemptions

Exempt: deed/government-restricted affordable housing; school dormitories; housing under a *stricter* local rent-control ordinance; housing built within the previous **15 years**; separately alienable single-family homes/condos **unless** owned by a REIT, corporation, or LLC with a corporate member (and only with the statutory exemption notice to the tenant); owner-occupied duplexes. CPI = BLS CPI-U for the applicable metro (LA, Riverside, San Diego, SF-Oakland), otherwise California CPI-U.

Citation: Cal. Civ. Code § 1947.12(d), (g) · Source: same § 1947.12 page · Effective: Jan 1, 2024 / operative Apr 1, 2024 · Last checked: 2026-11-08

### CA-R3 Local control & vacancy decontrol (Costa-Hawkins)

State law guarantees owners may set initial and subsequent rents on units with a certificate of occupancy issued **after Feb 1, 1995**, units exempt under pre-1995 local new-construction exemptions, and separately alienable units (single-family/condo). Local ordinances may still cap increases on older covered units, and a stricter local cap displaces the state cap. Local authority over eviction grounds is expressly preserved.

Citation: Cal. Civ. Code §§ 1954.50–1954.53 · Source: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=CIV&division=3.&title=5.&part=4.&chapter=2.7.&article · Effective: Jan 1, 1996 (§ 1954.52 last amended Jan 1, 2005) · Last checked: 2026-11-08

⚠️ **City caveat:** Los Angeles, San Francisco, San Jose and ~a dozen other cities run their own rent ordinances on pre-1995 stock — check the city before applying the state cap. (City detail: name-flagged only in v1.)

## Eviction process & grounds

### CA-E1 Just cause required after 12 months

After a tenant has continuously and lawfully occupied a unit for **12 months**, the owner may terminate only for a **just cause stated in the written notice**.

Citation: Cal. Civ. Code § 1946.2(a) · Source: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1946.2 · Effective: operative Apr 1, 2024 (SB 567) · Last checked: 2026-11-08

### CA-E2 At-fault just causes

Nonpayment; material lease breach (after notice + chance to cure); nuisance; waste; refusing to sign a similar renewal; criminal activity/threats on or near the premises; illegal assignment/subletting; refusing lawful entry; unlawful use; employee/agent/licensee failing to vacate after status ends; tenant failing to vacate after their own termination notice or accepted surrender.

Citation: Cal. Civ. Code § 1946.2(b)(1)(A)–(K) · Source: same § 1946.2 page · Effective: Apr 1, 2024 · Last checked: 2026-11-08

### CA-E3 No-fault just causes + relocation money

Owner/family move-in (must move in within 90 days, live there ≥12 continuous months as primary residence); withdrawal from the rental market; compliance with a government/court vacate order; intent to demolish or substantially remodel (permit-required structural/mechanical work or hazmat abatement needing ≥30 consecutive days vacant — cosmetic work does not qualify). For any no-fault termination the owner must **pay one month's rent within 15 calendar days** of the notice or waive the final month in writing; failure to strictly comply voids the notice.

Citation: Cal. Civ. Code § 1946.2(b)(2), (d) · Source: same § 1946.2 page · Effective: Apr 1, 2024 · Last checked: 2026-11-08

### CA-E4 Unlawful detainer predicates (3-day notices)

Unlawful detainer lies after: holdover past term; **rent default after 3 days' written notice** (excluding Sat/Sun/judicial holidays) stating amount due and where/how to pay; failure to perform other covenants after a 3-day notice to perform or quit; assignment/subletting, waste, nuisance or unlawful purpose after a 3-day notice to quit. Eviction is a court summary proceeding; no fee may be charged for serving these notices.

Citation: Cal. Code Civ. Proc. § 1161(1)–(4), (6) · Source: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?chapter=4.&part=3.&lawCode=CCP&title=3. · Effective: amended by SB 611, Jan 1, 2025, operative Feb 1, 2025 · Last checked: 2026-11-08

### CA-E5 Tenant's time to answer (AB 2347)

The defendant's response to an unlawful-detainer complaint must be filed **within 10 days, excluding Saturdays, Sundays and judicial holidays**, after service; service by mail or via the Secretary of State address-confidentiality program adds **5 court days**. *(Set by CL-CA-2025-01.)*

Citation: Cal. Code Civ. Proc. § 1167(a)–(b) · Source: same CCP Ch. 4 page · Effective: Jan 1, 2025 (AB 2347) · Last checked: 2026-11-08

## Security deposits

### CA-D1 One-month cap (AB 12)

Security demanded/received may not exceed **one month's rent** (on top of first month's rent). Exception: up to **two months** only if the landlord is a natural person (or an LLC whose members are all natural persons) **and** owns no more than 2 rental properties comprising no more than 4 units total; the exception never applies to a service-member tenant. Cap applies to security collected/demanded on or after **July 1, 2024**. *(Set by CL-CA-2024-01.)*

Citation: Cal. Civ. Code § 1950.5(c)(1), (c)(5), (c)(6) · Source: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1950.5 · Effective: Jul 1, 2024 · Last checked: 2026-11-08

### CA-D2 Return in 21 days, itemized; photo duties

Within **21 calendar days** after the tenant vacates, return the balance with an **itemized statement** of each deduction. Deductions only for: unpaid rent; repair of tenant-caused damage beyond ordinary wear and tear; cleaning to initial cleanliness; (if the lease allows) restoring/replacing landlord property after tenant default. Never pre-existing damage or ordinary wear and tear. Tenant must be offered a pre-move-out initial inspection. Photo duties: for tenancies beginning on/after **Jul 1, 2025** photograph the unit at inception; from **Apr 1, 2025** photograph after move-out/before repairs and after repairs/cleaning. Electronic return rules added by CL-CA-2026-02.

Citation: Cal. Civ. Code § 1950.5(b), (e)–(h) · Source: same § 1950.5 page · Effective: current version Jan 1, 2026 (AB 414) · Last checked: 2026-11-08

## Notice periods

### CA-N1 Rent increase notice

Increase of **10% or less** (vs. rent charged at any time in the prior 12 months): notice at least **30 days** before the effective date. Increase of **more than 10%**: at least **90 days'** notice (30 days for increases caused by income/family-composition recertification).

Citation: Cal. Civ. Code § 827(b)(2)–(3) · Source: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=827 · Effective: Jan 1, 2025 (SB 1103) · Last checked: 2026-11-08

### CA-N2 Termination of periodic tenancy

Landlord must give at least **60 days'** notice; **30 days** if the tenant has resided in the unit less than one year (also 30 days for a qualifying sale of a separately alienable unit to a bona fide purchaser who will live there). For § 1946.2-covered tenants (12+ months), a just cause must also be stated.

Citation: Cal. Civ. Code § 1946.1(b)–(d) · Source: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1946.1 · Effective: Jan 1, 2025 (SB 1103) · Last checked: 2026-11-08

## Licensing / registration / inspection

### CA-L1 No statewide scheme located; city regimes control locally

No statewide rental registration or landlord-licensing requirement appears in the Civil Code landlord-tenant sections (see UNVERIFIED U-9 for the absence-claim caveat before publishing this as a flat statement). Registration/inspection duties, where they exist, are **city** programmes — flagged by name only in v1: **Los Angeles** (Rent Stabilization Ordinance), **San Francisco** (Rent Ordinance / Rent Board), **San Jose** (Apartment Rent Ordinance).

Last checked: 2026-11-08

# New York

## Rent regulation / caps

### NY-R1 Rent stabilization & HSTPA 2019

Stabilization generally covers buildings built 1947–1974 (plus buildings receiving J-51, 421-a, 421-g tax benefits); rent control generally covers pre-1947 buildings. The **Housing Stability and Tenant Protection Act (June 14, 2019)** repealed high-rent and high-income deregulation, eliminated the statutory vacancy increase, and made regulation permanent. Stabilized tenants get required services, lease renewal (1- or 2-year term at tenant's choice), and eviction protection. Annual increases are set by local Rent Guidelines Boards for leases beginning on/after **October 1** each year. Current NYC order: see CL-NY-2026-01 (0% freeze).

Citation: HSTPA 2019; Emergency Tenant Protection Act 1974; NYC Rent Stabilization Law 1969 · Source: https://hcr.ny.gov/fact-sheet-1 (HCR Fact Sheet #1) · Effective: Jun 14, 2019 · Last checked: 2026-11-08

### NY-R2 Good Cause Eviction "local rent standard"

For covered (mainly market-rate) units, an increase above the **local rent standard** is *presumptively unreasonable* — a rebuttable presumption tested in court in a nonpayment case, **not a hard cap**. Local rent standard = **5% + regional CPI change, or 10%, whichever is lower** (NY-Newark-Jersey City CPI for NYC + listed downstate counties; Northeast Region CPI elsewhere), published by DHCR by Aug 1 yearly. Applies automatically in NYC; every other municipality must **opt in by local law** (19 municipalities on DHCR's list as of May 4, 2026, incl. Albany, Rochester, Ithaca, New Rochelle, White Plains; many set their own exemption thresholds). **2026 standards (CL-NY-2026-02): NYC region 8.38%; other opted-in localities 8.15%.**

Citation: Real Property Law Art. 6-A, §§ 211(7)–(8), 212, 213, 214(15) · Sources: https://www.nysenate.gov/legislation/laws/RPP/211 · https://hcr.ny.gov/good-cause-eviction-law-notice-august-2026 · Effective: Apr 20, 2024 (Art. 6-A repeals Jun 15, 2034) · Last checked: 2026-11-08

### NY-R3 Rent Guidelines Boards

Each covered municipality's RGB sets stabilized increases once a year, effective for vacancy and renewal leases beginning on/after Oct 1. NYC's board acts under the Rent Stabilization Law of 1969 / ETPA; HCR/DHCR administers the system. NYC Order #58 (2026-27): see Change Log. Prior-year NYC figures, verified from the Board's own site in the second pass (CL-NY-2025-02): **Order #57 (adopted Jun 30, 2025) — 3% for a one-year lease, 4.5% for a two-year lease**, for leases commencing Oct 1, 2025 – Sep 30, 2026.

Citation: NYC Admin. Code § 26-513(b)(1) · Sources: https://hcr.ny.gov/fact-sheet-1 · https://rentguidelinesboard.cityofnewyork.us/2026-27-apartment-loft-order-58/ · https://rentguidelinesboard.cityofnewyork.us/2025-26-apartment-loft-order-57/ · Effective: annual cycle, Oct 1 · Last checked: 2026-11-08 (second pass)

## Eviction process & grounds

### NY-E1 Summary proceeding + Good Cause grounds

No tenant may be removed except in a special proceeding (RPAPL Art. 7). For nonpayment, the landlord must first serve a **written 14-day rent demand** (RPAPL § 711(2)), and the RPL § 231-c Good Cause notice must be appended to that demand and to the petition. For covered units, eviction/non-renewal only on a § 216(1) ground: (a) nonpayment not resulting from an unreasonable increase; (b) substantial tenancy violation uncured 10 days after written notice; (c) nuisance/substantial damage/interference; (d) occupancy violating law + agency vacate order; (e) illegal use; (f) unreasonable refusal of repair/showing access; (g) owner/family personal use as principal residence (clear-and-convincing; **never against a tenant 65+ or a disabled person**); (h) good-faith demolition; (i) good-faith withdrawal from the market; (j) failure to agree to reasonable renewal changes on 30–90 days' notice. Key exemptions (§ 214): small landlords (≤10 units in NY), owner-occupied buildings ≤10 units, rent-regulated units, post-Jan 1 2009 buildings (30 years), units above 245% of HUD Fair Market Rent, seasonal/hotel/dormitory/religious units.

Citation: RPAPL Art. 7, §§ 711(2), 741; RPL §§ 214, 216(1), 231-c · Sources: https://www.nysenate.gov/legislation/laws/RPP/231-C · https://www.nyc.gov/site/hpd/services-and-information/good-cause-eviction.page · Effective: Good Cause Apr 20, 2024; § 231-c notice duty Aug 18, 2024 · Last checked: 2026-11-08

## Security deposits

### NY-D1 One month, back in 14 days, or forfeited

For non-stabilized units, no deposit or advance may exceed **one month's rent** (exceptions: registered seasonal-use units, owner-occupied co-ops). Refundable except for reasonable itemized costs: unpaid rent, damage beyond normal wear and tear, unpaid utilities payable to the landlord under the lease, moving/storage of tenant's belongings. **Within 14 days after the tenant vacates**, the landlord must provide an itemized statement and return the remainder — **failure forfeits any right to retain any portion**. Landlord bears the burden of proof; willful violation risks punitive damages up to **2× the deposit**. **Rent-stabilized units are now covered too:** GOL § 7-107, as rewritten by **Ch. 436 of the Laws of 2025** (A6423A / S952B, signed Oct 16, 2025), extends the same one-month cap, inspection, 14-day return and forfeiture rules to units under the NYC Rent Stabilization Law / ETPA, for leases, rental agreements and renewals entered into **on or after Nov 15, 2025** (CL-NY-2025-01).

Citation: General Obligations Law § 7-108(1-a); § 7-107 (as amended by 2025 N.Y. Laws ch. 436) · Sources: https://www.nysenate.gov/legislation/laws/GOB/7-108 · https://nyassembly.gov/leg/?bn=A06423&term=&Summary=Y&Actions=Y&Votes=Y&Memo=Y&Text=Y&leg_video=1 · Effective: HSTPA 2019 regime; stabilized track Nov 15, 2025 · Last checked: 2026-11-08 (second pass)

## Notice periods

### NY-N1 30 / 60 / 90 days (RPL § 226-c)

Before renewing with a rent increase **≥5%**, or not renewing at all, written notice is required: **30 days** (occupancy <1 year and no ≥1-year lease term); **60 days** (>1 but <2 years, or lease term ≥1 but <2 years); **90 days** (>2 years, or lease term ≥2 years). Late notice = tenancy continues on existing terms until the period runs from actual written notice. Current version also requires appending the § 231-c Good Cause notice.

Citation: RPL § 226-c(1)–(2) · Source: https://legislation.nysenate.gov/pdf/laws/RPP226-C · Effective: ladder from HSTPA 2019; current text effective Aug 18, 2024 · Last checked: 2026-11-08

## Licensing / registration / inspection

### NY-L1 DHCR registration for stabilized units; no statewide licence located

Rent-stabilized owners must register with DHCR: an **initial registration within 90 days** after a unit first becomes subject to stabilization, then an **annual registration statement** showing the April 1 rent for each unit, with a copy to each tenant. Rent-controlled apartments are not registered annually. No statewide landlord *licence* appears in the primary sources opened (absence-claim caveat: UNVERIFIED U-11).

Source: https://hcr.ny.gov/fact-sheet-1 · Effective: regime as described in HCR FS-01 (01/2024) · Last checked: 2026-11-08

⚠️ **City caveat:** NYC adds its own layer (HPD property registration, LL 86 of 2025 transparency signage — CL-NY-2026-03). Upstate, ETPA stabilization applies only in localities that declare a housing emergency (vacancy <5%); RGB orders are municipal — NYC's order does not set increases outside NYC.

# Washington

## Rent regulation / caps

### WA-R1 Statewide cap (HB 1217)

No rent increase at all during the **first 12 months** of a tenancy; thereafter, in any 12-month period, no more than **7% + CPI (Seattle-area CPI-U, June 12-month change) or 10%, whichever is less**. Commerce calculates and publishes the maximum yearly. Section expires **July 1, 2040**.

Citation: RCW 59.18.700 (2025 c 209 / HB 1217) · Source: https://app.leg.wa.gov/RCW/default.aspx?cite=59.18.700 · Effective: May 7, 2025 · Last checked: 2026-11-08

### WA-R2 Published caps

Commerce's published maximum: **9.683% for calendar 2026**; **10% for calendar 2027** (formula yielded 11.53%, so the ceiling applies — CL-WA-2027-01).

Citation: RCW 59.18.700; WA Dept. of Commerce HB 1217 Landlord Resource Center · Source: https://www.commerce.wa.gov/housing-policy/hb1217-landlord-resource-center/ · Effective: calendar years as stated · Last checked: 2026-11-08

### WA-R3 Cap exemptions

Units whose first certificate of occupancy was issued **12 or fewer years** before the increase notice; public-housing/public-development-authority/nonprofit rent-regulated units; qualified low-income/LIHTC developments under a WSHFC regulatory agreement; units where the tenant shares bath/kitchen with an on-site owner; single-family owner-occupied homes renting ≤2 units/bedrooms (incl. an ADU); owner-occupied duplex/triplex/fourplex. Shared/owner-occupied exemptions are unavailable if the owner is a REIT, corporation, or LLC with a corporate member. A landlord claiming an exemption must state the supporting facts in the increase notice.

Citation: RCW 59.18.710 · Source: http://app.leg.wa.gov/RCW/default.aspx?cite=59.18.710 · Effective: May 7, 2025; expires Jul 1, 2040 · Last checked: 2026-11-08

### WA-R4 Manufactured/mobile homes

Lot rent and recurring charges may rise **once every 12 months by up to 5%**, with exemptions in RCW 59.20.380 documented on the statutory notice form.

Citation: RCW 59.20.370 / form at RCW 59.20.390 · Source: https://app.leg.wa.gov/RCW/default.aspx?cite=59.20.390 · Effective: May 7, 2025 (HB 1217) · Last checked: 2026-11-08

## Eviction process & grounds

### WA-E1 Just cause statewide

A landlord may not evict, refuse to continue, or end a periodic tenancy **except for a cause enumerated in RCW 59.18.650(2)**. Causes and notice floors include: nonpayment (period in RCW 59.12.030(3)); substantial/material breach — **≥10 days** to remedy; waste/nuisance/unlawful activity — **≥3 days**; owner/immediate-family move-in — **≥90 days**; sale of a single-family residence — **≥90 days**; demolition/substantial rehab/change of use; condemned/uninhabitable — ≥30 days; legitimate business/economic "other good cause" — **≥60 days**; four-or-more cured violations in 12 months — ≥60 days. Wrongful eviction: greater of actual damages or **3× monthly rent**, plus fees/costs. Narrow no-cause endings exist only at the end of certain initial fixed terms with ≥60 days' notice.

Citation: RCW 59.18.650 · Source: https://app.leg.wa.gov/Rcw/default.aspx?cite=59.18.650 · Effective: just-cause regime 2021 (2021 c 212) — ⚠️ the Legislature's site currently displays a version headed "Effective January 1, 2028"; re-pull the in-force version before relying on subsection numbering · Last checked: 2026-11-08

### WA-E2 Statutory 14-day pay-or-vacate form

Every 14-day notice under RCW 59.12.030(3) must be in substantially the statutory form headed "FOURTEEN-DAY NOTICE TO PAY RENT OR VACATE THE PREMISES": pay the total due **within 14 days after service** or vacate.

Citation: RCW 59.18.057 · Source: http://apps.leg.wa.gov/rcw/default.aspx?cite=59.18.057 · Effective: codified form (2019 c 356 origin) · Last checked: 2026-11-08

## Security deposits

### WA-D1 Return in 30 days; no statutory cap

Within **30 days** after the agreement terminates and the tenant vacates (or 30 days after the landlord learns of abandonment), deliver a full specific statement of the basis for retaining any deposit, with copies of estimates/invoices for damage charges, together with any refund due. No withholding for ordinary wear; no carpet-cleaning withholding absent documented beyond-ordinary wear. Failure = liability for the **full deposit**; a court may award **up to 2× the deposit** for intentional refusal, plus costs/fees. ⚠️ Correction vs. common secondary sources: the deadline is **30 days, not 21** (21 was pre-July 2023). No amount cap: RCW 59.18.280 as opened sets none, and the official contents of ch. 59.18 RCW confirm the deposit sections (§§ 59.18.260–.285, .670) regulate handling, accounts and fee-in-lieu arrangements — none limits the amount (second pass, U-13 resolved; separate city rules were not exhaustively checked).

Citation: RCW 59.18.280; ch. 59.18 RCW contents · Sources: https://app.leg.wa.gov/Rcw/default.aspx?cite=59.18.280 · http://apps.leg.wa.gov/Rcw/default.aspx?cite=59.18 · Effective: 2023 c 331 version; key provisions apply to agreements initiated on/after Jul 23, 2023 · Last checked: 2026-11-08 (second pass)

## Notice periods

### WA-N1 Rent increases: 90 days

Minimum **90 days'** prior written notice of any rent increase (raised from 60 by HB 1217); the increase cannot take effect before the end of the rental term. Income-based subsidised tenancies: **30 days**. *(Set by CL-WA-2025-01.)*

Citation: RCW 59.18.140(3) · Source: http://apps.leg.wa.gov/rcw/default.aspx?cite=59.18.140 · Effective: May 7, 2025 · Last checked: 2026-11-08

Other termination notice floors are in WA-E1.

## Licensing / registration / inspection

### WA-L1 No statewide licence located; Seattle RRIO verified

No statewide landlord-licence rule was found in the RLTA sections opened (absence-claim caveat: UNVERIFIED U-12). Local programme: **Seattle Rental Registration and Inspection Ordinance (RRIO)**, SMC ch. 22.214 — Seattle landlords must register every rental property and submit to inspections. Verified from SDCI (seattle.gov) in the second pass: registration is **valid for two years**; beginning **January 2026** the fee is **$126 for each property including the first rental unit, plus $31.50 for each additional unit** (fees include SDCI's 5% technology fee); registered properties are inspected at least **once every 5–10 years** (each property is selected once in its first five years, with a 10% chance of a second selection in the following five).

Sources: https://www.seattle.gov/documents/Departments/SDCI/Codes/RRIO/RRIOFAQ.pdf · https://www.seattle.gov/DPD/Publications/CAM/Tip620.pdf · Last checked: 2026-11-08 (second pass)

# Oregon

## Rent regulation / caps

### OR-R1 Statewide cap formula

After the first year of a tenancy: rent may be increased **no more than once in any 12-month period**, only with **90 days'** written notice, and never by more than the **lesser of 10% or 7% + CPI increase** (September 12-month average change in CPI-U, West Region, BLS). **No increase at all during the first year.** Week-to-week tenancies: 7 days' notice, outside the after-first-year framework.

Citation: ORS 90.323(1)–(3); ORS 90.324 · Source: https://www.oregonlegislature.gov/bills_laws/ors/ors090.html (ORS Ch. 90, 2025 Ed.) · Effective: ORS 90.323 last amended 2023 Ch. 226 (SB 611); ORS 90.324 last amended 2025 Ch. 387 · Last checked: 2026-11-08

### OR-R2 Published caps: 2026 = 9.5%; 2027 = 10%

DAS calculates the maximum each year by Sept 30. Maximum allowable increase: **9.5% for calendar 2026**; **10% for calendar 2027** (CL-OR-2027-01). For manufactured-dwelling/marinas in facilities with **more than 30 spaces**, the maximum is a flat **6%**.

Citation: ORS 90.324(1)–(3); DAS annual calculation · Source: https://apps.oregon.gov/oregon-newsroom/OR/DAS/Posts/Post/das-publishes-annual-maximum-rent-increase-2027 · Effective: calendar years as stated · Last checked: 2026-11-08

### OR-R3 Exemptions & penalties

Cap does not apply where the unit's first certificate of occupancy was issued **less than 15 years** before the increase notice, or to government-regulated/certified affordable housing where the increase doesn't raise the tenant's portion or is program-required. A landlord who terminates on a 30-day first-year no-cause notice may not charge the next tenancy more than the terminated tenancy could have been charged. Violation: **3 months' rent plus actual damages**. Facility tenancies (ORS 90.505–90.850) are governed separately.

Citation: ORS 90.323(4)–(7); ORS 91.225 · Source: ORS Ch. 90 page; ORS 91.225 text via https://oregon.public.law/statutes/ors_91.225 (official text as quoted in Owen v. Portland) · Effective: 2025 Ed. text · Last checked: 2026-11-08 (second pass)

⚠️ **Local note:** Oregon treats rent control as a statewide matter — **ORS 91.225** bars a city or county from enacting any ordinance or resolution controlling the rent charged for a dwelling unit, outside narrow exceptions (government-benefit affordable housing, condominium-conversion notice periods, temporary disaster controls); text verified in the second pass (CL-OR-2026-01; see also Owen v. City of Portland, 368 Or. 661 (2021), quoting the section). Portland's rules (OR-L2) are relocation/notice protections layered on state law, not a local rent cap.

## Eviction process & grounds

### OR-E1 After year one, cause only

In a month-to-month tenancy the landlord may terminate **without cause only during the first year of occupancy, on 30 days' notice**. After the first year: only for **tenant cause** (ORS 90.392, 90.394, 90.396, 90.398, 90.405, 90.440, 90.445, etc.) or a **qualifying landlord reason** under § 90.427(5). Fixed-term: termination during the term only for cause; a term ending after the first year converts to month-to-month unless a new fixed term is agreed, the tenant gives notice, or the landlord has a qualifying reason. Tenants may terminate month-to-month on 30 days; week-to-week on 10 days by either party.

Citation: ORS 90.427(2)–(4) · Source: ORS Ch. 90 page · Effective: 2025 Ed. text; § 90.427 last amended 2025 Ch. 291 · Last checked: 2026-11-08

### OR-E2 Qualifying landlord reasons: 90 days + one month's rent

Reasons: demolition or conversion to nonresidential use; repairs/renovations making the premises unsafe/unfit; landlord or immediate family moving in as a primary residence (landlord must own no comparable available unit in the same building); sale to a buyer who intends in good faith to occupy (written evidence of the accepted offer must accompany the notice). Notice must be **≥90 days**, state the reason and supporting facts, and the landlord must **pay one month's periodic rent when the notice is delivered** — unless the landlord has an ownership interest in **4 or fewer** dwelling units. Sale-based terminations have a **60-day alternative**: 60 days' notice + the one month's rent paid at notice, with the offer evidence. Violation: **3 months' rent plus actual damages**, and a defence to a possession action.

Citation: ORS 90.427(5)–(6), (9) · Source: ORS Ch. 90 page · Effective: 2025 Ed. text · Last checked: 2026-11-08

### OR-E3 For-cause termination with cure rights

For material lease violations, material ORS 90.325 violations, or nonpayment: written notice specifying the acts/omissions and a termination date **at least 30 days** after delivery; if curable, the notice must offer a cure period of **at least 14 days**. A repeat of substantially the same violation within 6 months allows termination on **10 days'** notice with no cure right. Possession is through the court process (ORS 105.100–105.168).

Citation: ORS 90.392 · Source: ORS Ch. 90 page · Effective: 2025 Ed. text · Last checked: 2026-11-08

### OR-E4 Nonpayment notices: 10-day / 13-day / 72-hour

Non-week-to-week: either a **10-day** notice (no earlier than the 8th day of the rental period) or a **13-day** notice (no earlier than the 5th day); week-to-week: **72 hours** (no earlier than the 5th day). The notice must state the amount due and the cure date/time. The landlord must also deliver the Judicial Department's rental-assistance/support-services notice with a nonpayment termination notice and summons; the court **must dismiss** the possession complaint if the landlord failed to deliver it, caused non-tender of assistance, or the tenant tendered assistance/payment covering the amount due.

Citation: ORS 90.394; ORS 90.395 · Source: ORS Ch. 90 page · Effective: 2025 Ed. text (§ 90.394 last amended 2023 Ch. 296) · Last checked: 2026-11-08

## Security deposits

### OR-D1 No statutory dollar cap in ORS 90.300

ORS 90.300 authorises deposits (the term includes a last-month's-rent deposit) and requires a receipt, but the opened statutory text **states no maximum dollar amount** — secondary sources inventing a 1–2 month Oregon cap are wrong against the primary text. No new or increased deposit during the **first year** of a tenancy, except by agreement to allow a pet or another modification; later increases must allow **at least 3 months to pay**. No deposit may be required for a service/companion animal provided as a disability accommodation.

Citation: ORS 90.300(1)–(5) · Source: ORS Ch. 90 page · Effective: 2025 Ed. text (last amended 2023 Ch. 296) · Last checked: 2026-11-08

### OR-D2 Accounting + return within 31 days

To claim any part of a deposit, deliver a **written accounting stating specifically the basis for each claim within 31 days** after the tenancy terminates and the tenant delivers possession, and return the unclaimed balance **no later than 31 days** after termination + delivery of possession. Claims limited to amounts reasonably necessary to remedy defaults (incl. unpaid rent) and repair tenant-caused damage **excluding ordinary wear and tear**. Failure to account, or bad-faith withholding: tenant may recover **twice the amount** wrongfully withheld. Prepaid/last-month's rent is accounted for on the same 31-day basis.

Citation: ORS 90.300(6)–(14), (16) · Source: ORS Ch. 90 page · Effective: 2025 Ed. text · Last checked: 2026-11-08

## Notice periods

### OR-N1 Summary

Rent increases: week-to-week **7 days**; all other tenancies **90 days**, none in the first year, max one per 12 months (ORS 90.323). Terminations: week-to-week either party **10 days**; tenant month-to-month **30 days**; landlord no-cause (first year only) **30 days**; qualifying reason **90 days** (sale: 60-day paid alternative); owner-occupied building of ≤2 units after the first year: **60 days** no-cause, **30 days** for sale to an occupant-buyer; for-cause curable **30 days** with ≥14-day cure; repeat violation **10 days**; nonpayment **72 hours / 10 / 13 days** (see OR-E4).

Citation: ORS 90.427(2)–(8); 90.392; 90.394; 90.323 · Source: ORS Ch. 90 page · Effective: 2025 Ed. text · Last checked: 2026-11-08

## Licensing / registration / inspection

### OR-L1 Statewide

The ORS Ch. 90 (2025 Ed.) contents as opened contain **no statewide rental registration or landlord-licensing section** — an inference from the chapter contents, not an affirmative official statement; word any published claim accordingly (UNVERIFIED U-16).

Last checked: 2026-11-08

### OR-L2 Portland Renter Additional Protections (city layer)

Portland layers on state law: a no-cause or qualifying-reason termination requires **≥90 days'** written notice, with **relocation assistance paid at least 45 days before the termination date — $2,900** (studio/SRO), **$3,300** (1-BR), **$4,200** (2-BR), **$4,500** (3+ BR). A rent/associated-cost increase of **≥5% over a rolling 12 months** requires ≥90 days' written notice; an increase of **≥10%** entitles a requesting tenant to the same relocation amounts (tenant may repay and stay, or terminate, within six months). Exemptions incl. week-to-week tenancies, tenants sharing the landlord's unit, qualifying owner-occupied duplexes/ADUs. Noncompliance: up to **3 months' rent plus actual damages**, relocation assistance, fees and costs.

Citation: Portland City Code § 30.01.085 · Source: https://www.portland.gov/code/30/01/085 · Effective: current version Jan 1, 2025 · Last checked: 2026-11-08

(Portland also runs an annual rental registration — **PCC 7.02.890** Residential Rental Registration Program: every owner of a residential rental unit in the city must register the unit annually (Schedule R, filed with the business tax return); the fee, set by Administrative Rule LIC-5.09, is **$70 per unit for 2025–current** (CPI-W-indexed; units guaranteed affordable at ≤60% of median household income are exempt from the fee). Verified from portland.gov in the second pass (CL-OR-2026-01). Source: https://WWW.PORTLAND.GOV/policies/licensing-and-income-taxes/fees/lic-509-residential-rental-registration-and-fee)

# Maryland

*Pattern note: Maryland Acts routinely take effect **October 1** of the session year.*

## Rent regulation / caps

### MD-R1 No statewide cap; local caps exist

"Some local jurisdictions may limit how much rent can be increased, but **there is no statewide law that limits rent increases** when your lease is renewed." Rent may only be increased when the lease is renewed. Landlords must attach the current Maryland Tenants' Bill of Rights to every residential lease.

Citation: Md. Code, Real Property §§ 8-205, 8-205.1, 8-208, 8-209 (as cited in the source) · Source: Maryland Tenants' Bill of Rights (eff. Oct 1, 2026), MD DHCD Office of Tenant and Landlord Affairs — https://dhcd.maryland.gov/media/490 · Effective: Bill of Rights version Oct 1, 2026 · Last checked: 2026-11-08

⚠️ **Local caps — amounts verified from county/city primary pages in the second pass (U-17 resolved): Montgomery County** rent stabilization (Bill 15-23, in force since Jul 23, 2024; County Code §§ 29-56 to 29-62): the annual allowance is the **lesser of CPI-U (Washington-Arlington-Alexandria) + 3% or 6% — 5.2% for Jul 1, 2026 – Jun 30, 2027** (CPI-U 2.2%); applies to units built at least 23 years ago; 90 days' written notice of an increase; the county programme does not run inside Takoma Park, Gaithersburg, Rockville and certain other municipalities. Sources: https://www.montgomerycountymd.gov/DHCA/Tenants/RentStabilization.html · https://www2.montgomerycountymd.gov/mcgportalapps/Press_Detail.aspx?Item_ID=48277. **Takoma Park** (own city programme): the annual allowance is **100% of CPI** (Washington-Arlington-Alexandria), published each spring for Jul 1 – Jun 30, with **no floor or ceiling** under current law — **3% for Jul 1, 2026 – Jun 30, 2027**; most multi-family facilities and rental condominium units are covered; the programme is under a city policy review (no change adopted as of this check). Source: https://takomaparkmd.gov/2485/Rent-Stabilization-Policy-Review. **Prince George's County** Permanent Rent Stabilization and Protection Act of 2024 (CB-055-2024; County Code §§ 13-138, 13-144 to 13-147; Act in effect Oct 17, 2024, implementing regulations effective Feb 1, 2026): the annual allowance is the **lesser of CPI-U + 3% or 6% — 5.7% for Jul 1, 2026 – Jun 30, 2027** (CPI-U 2.7%); for age-restricted senior housing the lesser of CPI-U or 4.5% — **2.7%** for the same period. Source: https://www.princegeorgescountymd.gov/sites/default/files/media-document/Notice%20to%20Landlords%208-15-2024.pdf. No express state preemption statute was verified; § 8-209(c) expressly preserves stricter local notice/protection laws (MD-N2). Local figures: last checked 2026-11-08 (second pass).

## Eviction process & grounds

### MD-E1 Failure to pay rent: 10-day cure notice before filing

When rent is due and unpaid, **before filing** the landlord must give written notice, **on a form created by the Maryland Judiciary**, of intent to file in District Court if the tenant does not **cure within 10 days** after the notice is provided. Notice by first-class mail with certificate of mailing, affixing to the door, or (if the tenant elected it) electronic delivery with proof of transmission. A § 8-401 complaint for an "affected property" must also plead MDE lead registration/inspection-certificate compliance (Env. Art. §§ 6-811, 6-812, 6-815(c)).

Citation: Md. Code, Real Property § 8-401(a)–(c) · Source: http://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=grp&section=8-401&enactments=False&archived=False · Effective: current codified text · Last checked: 2026-11-08

### MD-E2 Tenant holding over

A tenant who unlawfully holds over beyond lease expiration/termination is liable for actual damages (not less than apportioned rent for the holdover period); after the § 8-402(c) termination notice (MD-N1), the landlord may file a written complaint in District Court for restitution.

Citation: Md. Code, Real Property § 8-402(a)–(b) · Source: https://mgaleg.maryland.gov/2026RS/Statute_Web/grp/8-402.pdf · Effective: current codified text · Last checked: 2026-11-08

### MD-E3 Breach of lease: 30 days (14 for danger)

Where a stated-term lease allows repossession for breach, the landlord may complain to District Court only if the tenant breached, refuses to comply, and the landlord gave **30 days' written notice** of the violation and intent to repossess — or **14 days' written notice** where the breach shows a **clear and imminent danger of serious harm** to persons/property. The court must find the breach substantial and warranting eviction.

Citation: Md. Code, Real Property § 8-402.1(a)–(b) · Source: https://mgaleg.maryland.gov/2026RS/Statute_Web/grp/8-402.1.pdf · Effective: current codified text · Last checked: 2026-11-08

## Security deposits

### MD-D1 One-month cap (since Oct 1, 2024)

A landlord may not impose a security deposit **in excess of 1 month's rent** per dwelling unit, regardless of the number of tenants. Exception: up to **2 months** only if (i) the tenant is eligible for and has qualified for DHS utility assistance, (ii) the lease requires the tenant to pay the landlord directly for utilities, and (iii) tenant and landlord **agree in writing**. Overcharge: tenant may recover up to **3× the extra amount** plus reasonable attorney's fees. *(Set by CL-MD-2024-01; prior cap was 2 months — vendor guides still citing 2 months are stale.)*

Citation: Md. Code, Real Property § 8-203(b) · Source: https://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=grp&section=8-203&enactments=False&archived=False · Effective: Oct 1, 2024 (Renters' Rights and Stabilization Act of 2024, HB 693 Ch. 124 / SB 481) · Last checked: 2026-11-08

### MD-D2 Return in 45 days, with interest

Within **45 days after the end of the tenancy**, return the deposit **with simple interest** at the daily US Treasury 1-year yield-curve rate (as of the first business day of the year) **or 1.5%/year, whichever is greater**, less damages rightfully withheld. Interest accrues monthly, is not compounded, is payable only on deposits ≥$50, and none is due unless the deposit was held at least 6 months. A written itemised list of damages + costs must be mailed within the same 45 days; failure without reasonable basis risks **up to 3× the amount withheld** plus attorney's fees.

Citation: Md. Code, Real Property § 8-203(e), (g) · Source: same § 8-203 page · Effective: current codified text · Last checked: 2026-11-08

## Notice periods

### MD-N1 Termination notice

Written notice of intent to terminate: **60 days** before expiration for a written lease for a stated term over 1 week or a month-to-month tenancy; **90 days** for year-to-year tenancies; **180 days** for (non-tobacco) farm year-to-year; week-to-week: **7 days** (written lease) or **21 days** (no written lease). A foreclosure-notice exception (30/60 days) does not apply in Baltimore City or Montgomery County, or to landlords offering 5+ units.

Citation: Md. Code, Real Property § 8-402(c)(2) · Source: https://mgaleg.maryland.gov/2026RS/Statute_Web/grp/8-402.pdf · Effective: subsection created by 2021 Ch. 803, Oct 1, 2021 · Last checked: 2026-11-08

### MD-N2 Rent-increase notice (separate from termination)

Written notice before any rent increase, by first-class mail with certificate of mailing (or tenant-elected electronic delivery): **≥90 days** for tenancies with a term over 1 month; **≥60 days** for terms over 1 week and up to 1 month; **7 days** (written lease) / **21 days** (no written lease) for terms of 1 week or less. Local laws requiring additional notice/protections are **not superseded**.

Citation: Md. Code, Real Property § 8-209(b)–(c) · Source: https://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=grp&section=8-209&enactments=false · Effective: current codified text · Last checked: 2026-11-08

## Licensing / registration / inspection

### MD-L1 Statewide lead-risk registration (pre-1978 rentals)

Owners of rental homes **built before 1978 must register with the state (MDE)**, renew the registration, and provide valid lead inspection certificates at each tenant turnover — unless the property is certified lead-free. MDE: online registration required for renewals; **annual renewal due by December 31; $75 fee per unit**; ownership changes require a new registration/tracking number. The registration duty is also pleaded in § 8-401 eviction complaints (MD-E1).

Citation: Md. Code, Environment Art. Title 6, Subtitle 8 (§§ 6-811, 6-812); MDE Lead Poisoning Prevention Program · Source: https://mde.maryland.gov/programs/land/LeadPoisoningPrevention/Pages/rentalowners.aspx · Effective: current MDE programme page · Last checked: 2026-11-08

⚠️ **Local licensing flagged by name only: Baltimore City** rental property registration & licensing (Baltimore City DHCD) — details to be verified from city sources before publishing.

# Washington, DC

## Rent regulation / caps

### DC-R1 Rent stabilization formula + 2026 figures

Under the Rental Housing Act of 1985, the annual adjustment of general applicability = the change in the Washington-area **CPI-W** for the preceding calendar year, capped at 10%. For an occupied unit, rent charged may not rise by more than **the adjustment + 2%, total not to exceed 10%**; no increase until a full 12 months have elapsed since any prior increase; no adjustment during a valid written lease that fixes the rent. An increase is barred unless the unit/common elements are in substantial compliance with housing regulations, the accommodation is registered, and the provider is properly licensed. **Elderly tenants / tenants with a disability:** increase capped at the **least of** the adjustment, the Social Security COLA, or 5%. **2026 figures (CL-DC-2026-02):** CPI-W +2.1% → adjustment 2.1%; **general maximum 4.1%**; elderly/disability maximum **2.1%** (least of 2.1% CPI-W, 2.8% SS COLA 2026, 5%), effective **May 1, 2026**.

Citation: D.C. Code §§ 42-3502.06(b), 42-3502.08(e), (g), (h), 42-3502.24(a) · Sources: https://code.dccouncil.gov/us/dc/council/code/sections/42-3502.06 · https://preview.code.dccouncil.gov/us/dc/council/code/sections/42-3502.08 · https://rhc.dc.gov/sites/default/files/dc/sites/rhc/page_content/attachments/2026%20RHC%20CPI-COLA-MFI%20Notice.pdf · Effective: Rental Housing Act Jul 17, 1985; 2026 adjustment May 1, 2026 · Last checked: 2026-11-08

### DC-R2 Stabilization exemptions

Exempt: federally/District-owned or mortgage/rent-subsidized units (now expressly including **LIHTC** units — CL-DC-2025-02; made permanent by **D.C. Law 26-111**, effective Apr 16, 2026 — CL-DC-2026-04); accommodations newly constructed with a building permit issued **after Dec 31, 1975**, and newly created units with a housing-use certificate of occupancy issued after Jan 1, 1980; accommodations of **4 or fewer units** owned by no more than 4 natural persons with no other DC rental interest, who file a claim of exemption; units continuously vacant since Jan 1, 1985; qualifying cooperatives; certain DHCD rehab-programme accommodations. Dormitories, hospitals/nursing facilities and diplomatic residences are outside the chapter entirely. ⚠️ Exempt owners must still **register and claim the exemption**, and prospective tenants of exempt units must get written notice before lease execution that increases are not regulated. On exempt units there is **no cap at all** beyond the lease itself.

Citation: D.C. Code § 42-3502.05(a), (d), (e) · Source: https://preview.code.dccouncil.gov/us/dc/council/code/sections/42-3502.05 · Effective: Jul 17, 1985, as amended · Last checked: 2026-11-08 (second pass)

## Eviction process & grounds

### DC-E1 Grounds and notice periods (§ 42-3505.01)

No tenant may be evicted, even after lease expiration, so long as the tenant pays the rent owed; nonpayment of a late fee alone cannot ground an eviction; every eviction requires written notice under the section, and notices for reasons other than nonpayment must also be served on the Rent Administrator. Grounds: **lease violation** (non-nonpayment) — recover possession if the tenant fails to correct within **30 days** after notice; **illegal act** determined by a court — **30-day** notice (except the new dangerous-crime procedure, CL-DC-2026-01); **owner's personal use** by a natural person with a freehold interest — **90-day** notice, no rent collected for the unit for 12 months after repossession; **sale** under a good-faith contract for the buyer's personal use, after TOPA notice — **90-day** notice, 12-month no-rent rule; **alterations/ renovations** that can't safely be done occupied (approval process) — **120-day** notice, absolute right to reoccupy; **demolition** with permit filed — **180-day** notice; **substantial rehabilitation** — **120-day** notice; **discontinuing housing use** — **180-day** notice. **Nonpayment:** notice of intent to file at least **10 days** before filing, and never where unpaid rent is **under $600**; notice must go by certified mail/tracked delivery **and** hand delivery or front-door posting (CL-DC-2026-01). ⚠️ Drafting tension in the current code text: the mandatory notice language still tells the tenant the provider may file if ≥$600 is unpaid "within 30 days of this notice," while the operative subsection now requires only 10 days' pre-filing notice — flag for readers; a court may (now discretionary) dismiss for defective notice. No eviction filing may proceed unless the provider documents a **current rental-housing business licence**.

Citation: D.C. Code § 42-3505.01(a), (a-1), (b)–(i), (q) · Source: https://preview.code.dccouncil.gov/us/dc/council/code/sections/42-3505.01 · Effective: Jul 17, 1985, as amended (most recently D.C. Law 26-80, Dec 31, 2025) · Last checked: 2026-11-08

## Security deposits

### DC-D1 One month; return or notice within 45 days

The security deposit may not exceed **1 month's rent**; it must be held in an interest-bearing account (with notice posted of where it is held and the prevailing rate). **Within 45 days after the tenant vacates**, the landlord must either return the deposit with interest or give written notice it will be used to defray legitimate expenses, itemized within 30 more days. Separately, current § 42-3502.17(e) requires the provider, **within 45 days after termination**, to notify the tenant in writing of any alleged unpaid amounts (unpaid rent, damage beyond ordinary wear and tear, removal of left furnishings) with photographs/documentation and a statement of the right to dispute; the tenant has 30 days to dispute and the provider must respond within 10 days. No withholding for ordinary wear and tear. The Office of Administrative Hearings may adjudicate non-return/interest complaints. Note: the 1-month cap and 45-day return live in the **regulations (14 DCMR §§ 308–311)**, incorporated by § 42-3502.17, not in the Code section's own text.

Citation: 14 DCMR §§ 308–311; D.C. Code § 42-3502.17(a)–(e) · Sources: https://apia.dc.gov/sites/default/files/dc/sites/apia/publication/attachments/261018445-Bill-of-Rights.pdf (OTA Tenant Bill of Rights) · https://code.dccouncil.gov/us/dc/council/code/sections/42-3502.17 · Effective: Security Deposit Act Feb 20, 1976, as incorporated · Last checked: 2026-11-08

## Notice periods

### DC-N1 Rent increases: 60 days

No rent increase is effective until the first day on which rent is normally paid occurring **more than 60 calendar days after notice of the increase is given** (changed from 30 days by D.C. Law 25-65, effective Nov 28, 2023 — older guides saying 30 days are stale). Eviction notice periods by ground are in DC-E1; nonpayment intent-to-file is 10 days.

Citation: D.C. Code § 42-3509.04(b) · Source: https://preview.code.dccouncil.gov/us/dc/council/code/sections/42-3509.04 · Effective: Nov 28, 2023 · Last checked: 2026-11-08

## Licensing / registration / inspection

### DC-L1 Licence + Certificate of Occupancy + RentRegistry registration

Three separate steps (per the Rental Housing Commission's "Becoming a Landlord in DC" guide): (1) a **Basic Business License with a housing endorsement** from DLCP — includes a "clean hands" tax check, **an inspection of the property**, and a fee; (2) a **Certificate of Occupancy** from the Department of Buildings if there are **2 or more rental units** in the building (condos/co-ops may ride on an association's master C of O); (3) **registration with DHCD through RentRegistry** — every housing provider must register, including to claim a stabilization exemption, and **no one may increase rent unless the accommodation is registered**. RentRegistry use is mandatory; **all rent increases taking effect on or after Dec 1, 2025 must be filed electronically**. New providers must file a registration statement (and exemption claim, if any) **within 30 days** of becoming a housing provider; failure to register carries a **$100-per-unit penalty** after the database-completion window. Registration + licensing are also preconditions to any rent increase (§ 42-3502.08(a)(1)) and to filing for eviction (§ 42-3505.01(q)).

Citation: D.C. Code §§ 42-3502.05(f), 42-3502.08(a)(1), 42-3505.01(q) · Sources: https://rhc.dc.gov/sites/default/files/dc/sites/rhc/page_content/attachments/Becoming%20a%20Landlord%20in%20DC%20-%20Long%20-%20ARH%28post%20app%29.pdf · https://preview.code.dccouncil.gov/us/dc/council/code/sections/42-3502.05 · Effective: Rental Housing Act framework; mandatory electronic increase filings Dec 1, 2025 · Last checked: 2026-11-08

# Federal — applies everywhere

### F1 CARES Act 30-day notice to vacate

— 15 U.S.C. § 9058(c)

The 120-day eviction moratorium expired in 2020, but **subsection (c) has no sunset in the current Code text**: the lessor of a *covered dwelling unit* (covered housing programme participant, rural housing voucher, or property with a federally backed (multifamily) mortgage) may not require the tenant to vacate until **30 days after** giving a notice to vacate. Still on the books in 2026; a repeal bill (S. 470, 119th Cong., "Respect State Housing Laws Act", introduced Feb 6, 2025) had **not** passed in material reviewed. Courts are split on whether (c) is limited to nonpayment evictions (secondary-sourced detail — treat with care).

Source: https://uscode.house.gov/us/usc/119-124/t15/s9058/ · https://www.congress.gov/index.php/bill/119th-congress/senate-bill/470/text · Last checked: 2026-11-08

### F2 EPA Lead-Based Paint disclosure

— 40 CFR Part 745, Subpart F (§§ 745.100–119); 42 U.S.C. § 4852d

For "target housing" (built **before 1978**, with exceptions incl. 0-bedroom and most elderly/disabled housing): before the lessee is obligated, the lessor must disclose known lead paint/hazards, provide available records/reports, provide the EPA pamphlet *Protect Your Family From Lead in Your Home*, and include the Lead Warning Statement + signed disclosure in/as an attachment to the lease, in the language of the contract.

Source: https://www.epa.gov/lead/epas-lead-laws-regulations-policies · Last checked: 2026-11-08

### F3 EPA RRP Rule

— 40 CFR Part 745, Subpart E

Firms doing renovation/repair/painting for compensation that disturbs paint in pre-1978 homes or child-occupied facilities must be **EPA-certified**, use a certified renovator, follow lead-safe work practices, and keep records (§ 745.89). Matters to landlords who self-perform turnovers/renovations.

Source: https://www.epa.gov/lead/epas-lead-laws-regulations-policies · Last checked: 2026-11-08

### F4 Assistance animals — HUD enforcement posture flipped in 2025–26

The FHA itself is unchanged (42 U.S.C. § 3604(f); 24 CFR § 100.204 reasonable accommodations). But: on **Sep 17, 2025** HUD **withdrew** FHEO Notices 2013-01 and 2020-01 (the old ESA guidance — "should not be relied upon"), and on **May 22, 2026** FHEO issued replacement enforcement guidance: for animal-accommodation complaints, FHEO will find reasonable cause **only for animals trained to provide disability-related assistance** (using the ADA training component); emotional support alone "do[es] not constitute work or tasks"; requests for trained animals remain presumptively reasonable; untrained-ESA requests are not. Any species can qualify under the FHA if trained. The memo governs FHEO enforcement only — private suits remain possible.

Source: https://www.hud.gov/sites/dfiles/Main/documents/Notice-of-Withdrawal-of-Guidance-Documents.pdf · https://www.hud.gov/sites/default/files/hudclips/documents/AS-Trainor-Enforcement-Guidance-Assessing-Requests-for-the-use-of-an-animal-as-a-reasonable-accommodation-under-the-fair-housing-act.pdf · Last checked: 2026-11-08

### F5 FTC Junk Fees Rule does NOT cover long-term rental housing

— 16 CFR Part 464

Effective **May 12, 2025**, the Rule covers only live-event tickets and short-term lodging. The FTC's own FAQ expressly **excludes** "long-term or other rental housing that involves an ongoing landlord-tenant relationship." **But see F6.**

Source: https://www.ftc.gov/system/files/ftc_gov/pdf/r207011_udf_rule_2024_final_0.pdf · Last checked: 2026-11-08

### F6 FTC rental-housing fees rulemaking opened (Mar 2026)

In March 2026 the FTC announced an **Advance Notice of Proposed Rulemaking** on unfair/deceptive **rental housing** fee practices across the lease lifecycle (total-rent disclosure, application fees, security deposits, billing) — comments due 30 days after Federal Register publication. The release cites prior enforcement against Invitation Homes ($48M) and Greystar ($23M with Colorado). *Pipeline, not law — watch item.*

Source: https://www.ftc.gov/news-events/news/press-releases/2026/03/ftc-seeks-public-comment-proposed-rulemaking-regarding-unfair-or-deceptive-rental-housing-fee · Last checked: 2026-11-08

### F7 FCRA adverse-action duties when screening

(CFPB guidance)

A landlord who denies an application — or takes other adverse action (higher rent/deposit, co-signer demand) — because of a tenant-screening/consumer report must give an **adverse action notice** (oral, written or electronic) with the screening company's name, address and phone number; notice of the right to a **free copy of the report if requested within 60 days**; and the right to dispute inaccuracies. Screening companies generally have 30 days (sometimes 45) to investigate disputes.

Source: https://www.consumerfinance.gov/ask-cfpb/what-should-i-do-if-my-rental-application-is-denied-because-of-a-tenant-screening-report-en-2105/ · Last checked: 2026-11-08

### F8 Section 8 / HCV inspections — NSPIRE deadline Feb 1, 2027

NSPIRE replaced HQS for voucher programmes on paper (final rule May 11, 2023), but the **compliance date is now February 1, 2027** (90 FR 46911). Until then, PHAs **may continue using HQS** (or other HUD-approved methods) — per HUD Notice PIH 2026-18 (Jul 15, 2026). Landlords with voucher tenants: your local PHA's inspection standard may switch on that date. → Radar R-6.

Source: https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2026-18.pdf · https://www.hud.gov/reac/nspire-notices · Last checked: 2026-11-08

### F9 HUD 30-day nonpayment notice for public housing / PBRA — codified 2024; 2026 revocation NOT in effect

*(added in second pass — CL-FED-2026-03)*

HUD's final rule of **Dec 13, 2024** (89 FR 101270) codified a requirement that PHAs and owners of project-based rental assistance properties give tenants a termination notice **at least 30 days** before filing a formal judicial eviction for nonpayment (amending 24 CFR pts. 247, 880, 882, 884, 886, 891, 966; does not cover HCV/PBV tenancies). On **Feb 26, 2026** HUD published an interim final rule (91 FR 9449; Docket FR-6529-I-01) revoking the 2021 and 2024 rules, stated effective Mar 30, 2026 — but on **Mar 13, 2026**, after litigation, HUD **postponed that effective date indefinitely** and is treating the revocation as a proposed rule. As of the October 2026 eCFR the 30-day text remains in the regulations (e.g., 24 CFR 247.4, 966.4): **the 30-day requirement is still the operative rule — check status before relying on the revocation.** → Radar R-11.

Source: 89 FR 101270 (Dec 13, 2024) · 91 FR 9449 (Feb 26, 2026), FR Doc. 2026-03921 (readable copy: https://regulations.justia.com/regulations/fedreg/2026/02/26/2026-03921.html) · Last checked: 2026-11-08 (second pass)

ALL-50 BASELINE

# Every other state, one line each

**Baseline only — depth states are maintained weekly.** One line per state: the single biggest rule a small landlord must know (security-deposit cap + return deadline unless a control/preemption rule matters more). Only states verified from an **official** source (legislature / official code / court / agency) are listed here; states whose baseline still rests only on statute-text mirrors (Justia/FindLaw) remain quarantined in the UNVERIFIED section, per the Tracker's primary-source standard. After the second pass (2026-11-08), 42 states are listed here and 3 remain quarantined (U-18). Last checked: 2026-11-08 for all rows (second-pass rows marked).

| State | Baseline rule (one line) | Citation | Official source |

|---|---|---|---|

| STATE | BASELINE RULE — THE ONE THING TO KNOW | CITATION | OFFICIAL SOURCE |
| --- | --- | --- | --- |
| **Alabama** | Cap: **1 month's periodic rent** (exceptions: pets, changes to the premises, increased liability risks); itemized written notice + amount due **within 60 days** after termination + delivery of possession; failure to mail a timely refund/accounting makes the landlord liable for **double the original deposit**. | Ala. Code § 35-9A-201 | https://alison.legislature.state.al.us/files/pdf/SearchableInstruments/2014RS/PrintFiles/SB291-Enr.pdf (enrolled Act 2014-279; second pass 2026-11-08) |
| **Alaska** | Deposit capped at **2 months' rent** (section inapplicable where rent >$2,000/mo; separate pet deposit up to 1 month); refund with itemized notice within **14 days** after termination + delivery of possession if the tenant gave compliant notice, otherwise 30 days. | AS 34.03.070 | akleg.gov (official legislature site) |
| **Arizona** | Deposit capped at **1½ months' rent**; itemized deductions + amount due within **14 days** (excluding Sat/Sun/legal holidays) after termination, delivery of possession, and tenant demand. | A.R.S. § 33-1321 | https://www.azleg.gov/legtext/53leg/2R/bills/HB2263P.htm |
| **Arkansas** | The deposit subchapter reaches only landlords renting **6 or more dwellings** (an individual owner of ≤5 units is exempt unless a third party manages for a fee); cap: **2 months' periodic rent**; return with a written itemized list **within 60 days** after termination + delivery of possession. | Ark. Code §§ 18-16-303, 18-16-304, 18-16-305 | https://webftp.blr.arkansas.gov/Home/FTPDocument?path=ACTS%2F2009%2FPublic%2FACT559.pdf (Act 559 of 2009, return rule) + Arkansas Attorney General, Consumer Protection Division guidance (cap/coverage; the Code itself is published only via a LexisNexis portal without stable links) (second pass 2026-11-08) |

| STATE | BASELINE RULE — THE ONE THING TO KNOW | CITATION | OFFICIAL SOURCE |
|---|---|---|---|
| **Colorado** | **Changed Jan 1, 2026 (CL-CO-2026-01):** deposit must be returned within **30 days** (lease may extend to max 60); no retention for normal wear and tear or pre-existing damage. Cap: **2 months' rent** — § 38-12-102.5, unchanged by HB 25-1249 (the introduced 1-month cap was removed before passage; CL-CO-2026-02). | C.R.S. §§ 38-12-102.5, 38-12-103, as amended by HB 25-1249 (2025 Ch. 401) | https://beta.leg.colorado.gov/bills/HB25-1249 (second pass 2026-11-08) |
| **Connecticut** | Cap: **2 months' rent** if tenant under 62; **1 month** if 62+ (excess refunded on request when tenant turns 62); return deposit **plus accrued interest** with itemized statement within **30 days** after termination or 15 days after receiving the tenant's written forwarding address, whichever is later. | Conn. Gen. Stat. § 47a-21(b), (d) | https://www.cga.ct.gov/current/pub/chap_831.htm |
| **Delaware** | Cap: **1 month's rent** for leases of 1 year+ and month-to-month tenancies lasting 1 year+ (furnished units exempt; pet deposit capped at 1 month); itemized list of damages within **20 days** after termination/expiration. | 25 Del. C. § 5514 | https://delcode.delaware.gov/title25/c055/index.html |
| **Florida *(radar-only)*** | **No deposit cap** in § 83.49; if no claim, return within **15 days** after termination; if claiming, written notice of intent to impose a claim within **30 days** (tenant has 15 days to object; landlord remits the balance within 30 days after the notice). Major 2026 change: CL-FL-2026-01. | Fla. Stat. § 83.49(3) | https://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0000-0099/0083/Sections/0083.49.html |
| **Georgia** | Cap: **2 months' rent** — pet deposits count toward the cap and the cap cannot be waived (leases entered into or renewed on/after Jul 1, 2024; CL-GA-2026-01 correction); return in full **within 30 days** after obtaining possession, with a written statement of reasons and payment of the difference; no retention for ordinary wear and tear absent negligence, carelessness, accident or abuse. | O.C.G.A. §§ 44-7-30.1, 44-7-34 | http://www.legis.ga.gov/Legislation/20232024/229083.pdf (HB 404 as passed, Act 392 of 2024) (second pass 2026-11-08) |
| **Hawaii** | Cap: **1 month's rent**, plus an agreed pet amount up to **1 additional month** (not for assistance animals); written notice of any retention + the balance returned **within 14 days** after termination — a landlord who does not furnish the notice within 14 days may not retain any part. | HRS § 521-44(b)–(c) | https://www.capitol.hawaii.gov/hrscurrent/Vol12_Ch0501-0588/HRS0521/HRS_0521-0044.htm (second pass 2026-11-08) |
| **Idaho** | **No cap stated** in the section; refund **within 21 days** if no time is fixed by agreement, and **in any event within 30** | Idaho Code § 6-321 | https://legislature.idaho.gov/statutesrules/idstat/title6/t6ch3/sect6-321/ (second pass 2026-11-08) |

| STATE | BASELINE RULE — THE ONE THING TO KNOW | CITATION | OFFICIAL SOURCE |
|---|---|---|---|
| | **days** after surrender; a partial refund requires a signed itemized statement; no retention for normal wear and tear. | | |
| **Illinois** | **No amount cap** in the Act; to withhold for damage the lessor must furnish an itemized statement + receipts **within 30 days of the later of** the date the lessee vacated or the date the lessee's right of possession ends — otherwise the deposit must be **returned in full within 45 days** of vacatur. | 765 ILCS 710/1(a) | https://www.ilga.gov/Legislation/ILCS/Articles?ActID=2202&Chapter=PROPERTY&ChapterID=62&MajorTopic=RIGHTS+AND+REMEDIES&utm_source=chatgpt.com&Print=True (second pass 2026-11-08) |
| **Iowa** | Deposit capped at **2 months' rent**; return the deposit or give a written statement of withholding reasons within **30 days** of termination + receipt of the tenant's mailing address/delivery instructions (no statement = forfeits withholding). | Iowa Code § 562A.12 | https://www.legis.iowa.gov/docs/code/562A.12.pdf |
| **Kansas** | Cap: **1 month** unfurnished, **1½ months** furnished, +½ month if pets allowed; return the balance within **14 days** after expenses/damages are determined, and never more than **30 days** after termination, delivery of possession, and tenant demand. | K.S.A. § 58-2550 | https://www.kslegislature.gov/media/statute/058_000_0000_chapter/058_025_0000_article/058_025_0050_section/058_025_0050_k.pdf |
| **Kentucky** | **No amount cap** in the section; the deposit must sit in a **separate account** at a regulated institution with its location and account number disclosed, and landlord and tenant must sign **damage listings before and after the tenancy** — failure on the account or on either listing means **no retention is allowed** at all. | KRS § 383.580 | https://apps.legislature.ky.gov/law/statutes/statute.aspx?id=35733&euidtkncn=dgKhiISb5rsDHVq (second pass 2026-11-08) |
| **Louisiana** | Deposit/advance returned within **one month** after the lease terminates; any retained portion needs an itemized statement within one month (or within 15 days after that date, per the current text reflecting Acts 2026, No. 63); willful failure risks the wrongfully retained amount + **$300 or 2× that amount**, whichever is greater. | La. R.S. 9:3251, 9:3252 | https://www.legis.la.gov/Legis/Law.aspx?d=107468 |
| **Maine** | Deposit capped at **2 months' rent**; return in full or give an itemized written statement within the time in the written rental agreement, **max 30 days** (21 days for tenancies at will); no retention for normal wear and tear. | 14 M.R.S. §§ 6032–6033 | https://legislature.maine.gov/legis/statutes/14/title14ch710-A.pdf |
| **Massachusetts** | At move-in a lessor may take at most first month + last month + a security deposit | | |

| STATE | BASELINE RULE — THE ONE THING TO KNOW | CITATION | OFFICIAL SOURCE |
|---|---|---|---|
| | **equal to one month's rent**, held in a separate bank account at **5% annual interest** ((1)(b) text as amended eff. Aug 1, 2025); lessor forfeits retention rights if it fails to furnish the itemized damage list within **30 days** after termination of occupancy, or to return what's owed + interest within **30 days** after termination. | G.L. c. 186, § 15B(1)(b), (6) | https://malegislature.gov/Laws/GeneralLaws/PartII/TitleI/Chapter186/Section15b |
| **Michigan** | Deposit capped at **1½ months' rent**; landlord must mail an itemized list of damages with a check/money order for the difference within **30 days** of termination of occupancy. | MCL §§ 554.602, 554.609 | https://legislature.mi.gov/Laws/MCL?objectName=mcl-554-602 |
| **Minnesota** | **No amount cap** in the section; deposits bear **1%/year simple interest**; return with interest or give a written statement of withholding reasons **within 3 weeks** after termination (5 days if the tenant leaves due to condemnation), after receipt of the tenant's mailing address/delivery instructions. | Minn. Stat. § 504B.178 | https://www.revisor.mn.gov/statutes/2024/cite/504B.178/pdf |
| **Mississippi** | **No cap stated** in the section; the landlord may claim only amounts reasonably necessary (rent defaults, tenant-caused damage above ordinary wear and tear, cleaning, other default expenses) by **written notice that itemizes the amounts claimed**, and must return any remainder **within 45 days** after termination of the tenancy, delivery of possession, and demand by the tenant; bad-faith retention risks damages up to **$200** plus actual damages. | Miss. Code § 89-8-21 | https://attorneygenerallynnfitch.com/wp-content/uploads/2021/07/Residential-Landlord-and-Tenant-Act.pdf (MS Attorney General Consumer Guide reproducing the Act) (second pass 2026-11-08) |
| **Missouri** | Deposit capped at **2 months' rent**; within **30 days** after termination, return in full or furnish a written itemized list of damages withheld for, plus the balance. | RSMo § 535.300 | https://www.revisor.mo.gov/main/OneSection.aspx?section=535.300&bid=28387 |
| **Nebraska** | Cap: **1 month's periodic rent** + pet deposit up to ¼ month where appropriate; balance + written itemization delivered/mailed **within 14 days** after termination. | Neb. Rev. Stat. § 76-1416 | https://nebraskalegislature.gov/laws/statutes.php?statute=76-1416 |
| **Nevada** | Cap: total security (deposit, surety bond or combination, **including any last month's rent**) may not exceed **3 months' periodic rent**; on termination the landlord may claim only reasonably necessary amounts and must provide an **itemized written accounting** and return any remainder | NRS 118A.242 | https://www.leg.state.nv.us/NRs/NRS-118A.html (second pass 2026-11-08) |

| STATE | BASELINE RULE — THE ONE THING TO KNOW | CITATION | OFFICIAL SOURCE |
|---|---|---|---|
| | **within 30 days** — failure exposes the landlord to damages up to the **entire deposit, plus a court-fixed sum up to the entire deposit**. | | |
| **New Hampshire** | Cap: **1 month's rent or $100, whichever is greater**; return with interest due + a written itemized list of damages **within 30 days** of termination. (HB 1336-FN's 2026 "regulated conditional deposit" scheme was **vetoed** — no RSA 540-A:9 exists; CL-NH-2026-01.) | RSA 540-A:6, I(a); 540-A:7, I | https://gc.nh.gov/rsa/html/LV/540-A/540-A-mrg.htm (second pass 2026-11-08) |
| **New Jersey** | Cap: **1½ months' rent**; within **30 days** after lease termination, return the deposit + the tenant's share of interest/earnings, less lawful charges, by personal delivery or registered/certified mail. | N.J.S.A. §§ 46:8-21.1, 46:8-21.2 | https://www.nj.gov/dca/codes/publications/pdf_lti/secty_deposit_bulletin.pdf |
| **New Mexico** | Cap: **1 month's rent** for rental agreements of **less than one year** (for annual agreements, a deposit above 1 month triggers a duty to pay annual passbook-rate interest on the excess); itemized written list of deductions + the balance **within 30 days** after termination of the rental agreement or the resident's departure, whichever is later — missing the deadline **forfeits the right to withhold**; no retention for normal wear and tear. | NMSA § 47-8-18 | https://nmonesource.com/nmos/nmca/en/531047/1/document.do (2025-NMCA-003, quoting § 47-8-18(C)–(D) verbatim; cap text via Hedicke v. Gunville, 2003-NMCA-032) (second pass 2026-11-08) |
| **North Carolina** | Cap scales with term: **2 weeks' rent** (week-to-week), **1½ months** (month-to-month), **2 months** (longer terms); itemize damage in writing and mail/deliver with the balance **within 30 days** after termination + delivery of possession (interim accounting at 30 days, final within 60, if a claim can't be determined in 30). | N.C.G.S. §§ 42-51(b), 42-52 | https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/ByArticle/Chapter_42/Article_6.html |
| **North Dakota** | Deposit capped at **1 month's rent** (up to 2 months for a tenant with a felony conviction or prior rental-violation judgment; separate pet deposit capped at the greater of $2,500 or 2 months' rent); itemization + written notice of amount due/refund delivered/mailed **within 30 days** after lease termination + delivery of possession. | N.D.C.C. § 47-16-07.1 | https://ndlegis.gov/api/cencode/t47c16.pdf |
| **Ohio** | **No statutory cap**; any deposit exceeding $50 or one month's periodic rent, whichever is greater, bears **5% annual interest on the excess** if the tenant stays | Ohio Rev. Code § 5321.16 | https://codes.ohio.gov/ohio-revised-code/search (§ 5321.16) |

| STATE | BASELINE RULE — THE ONE THING TO KNOW | CITATION | OFFICIAL SOURCE |
|---|---|---|---|
| | 6+ months, paid annually; deductions itemized in a written notice delivered with the amount due **within 30 days** after termination + delivery of possession. | | |
| **Pennsylvania** | Cap: **2 months' rent during the first year** of a lease, **1 month during the second and subsequent years** (and renewals); **within 30 days** after the lease terminates or the tenant surrenders and the landlord accepts the premises, whichever first occurs, deliver a written list of damages + payment of the difference — no list within 30 days **forfeits all rights to withhold or sue for damages**, and failure to pay the difference within 30 days makes the landlord liable for **double** the amount wrongfully held. | 68 P.S. §§ 250.511a, 250.512 (Landlord and Tenant Act of 1951, §§ 511.1, 512) | https://www.legis.state.pa.us/WU01/LI/LI/US/PDF/1951/0/0020..PDF (official compiled Act) (second pass 2026-11-08) |
| **Rhode Island** | Cap: **1 month's periodic rent**; itemized written notice + the amount due **within 20 days after the latest of** termination of the tenancy, delivery of possession, or the tenant providing a forwarding address. (A 2026 bill to raise the cap to 2 months was introduced only — not enacted.) | R.I. Gen. Laws § 34-18-19 | webserver.rilegislature.gov (current § 34-18-19 text as restated verbatim in official bill texts, 2016–2026 sessions) (second pass 2026-11-08) |
| **South Carolina** | **No cap** in the section; itemized written notice + the amount due **within 30 days after the latest of** termination of the tenancy, delivery of possession, and demand by the tenant (the tenant must give a forwarding address in writing); failure exposes the landlord to **3× the amount wrongfully withheld + reasonable attorney's fees**. | S.C. Code § 27-40-410 | https://www.scstatehouse.gov/sess110_1993-1994/bills/913.htm (1994 Act 498 page restating the current section) (second pass 2026-11-08) |
| **South Dakota** | Cap: **1 month's rent** however denominated (a larger deposit only by agreement where special conditions pose a danger to the premises); return the deposit or furnish a written statement of withholding reasons **within 21 days** after termination + receipt of the tenant's mailing address (raised from 2 weeks by SB 4, effective Jul 1, 2026 — CL-SD-2026-01); itemized accounting **within 45 days** on the lessee's request; noncompliance **forfeits all rights to withhold**; bad-faith retention risks punitive damages up to **$200**. | SDCL §§ 43-32-6.1, 43-32-24 | http://sdlegislature.gov/Statutes/Codified_Laws/DisplayStatute.aspx?Type=Statute&Statute=43-32-6.1 (second pass 2026-11-08) |
| **Tennessee** | **No amount cap** in the section; the deposit must be held in a **separate account** at a regulated institution with its location | Tenn. Code § 66-28-301 | https://capitol.tn.gov/bills/104/Chapter/PC0156.pdf (Public Chapter |

| STATE | BASELINE RULE — THE ONE THING TO KNOW | CITATION | OFFICIAL SOURCE |
|---|---|---|---|
| | disclosed, and **within 10 business days of termination of occupancy, before any repairs or cleanup**, the landlord must inspect and compile a comprehensive signed damage listing — failure on the separate account or the final listing means **no retention is allowed**. | | 156, setting out § 66-28-301(b)) (second pass 2026-11-08) |
| **Texas *(radar-only)*** | Deposits: **no statutory cap**; refund **within 30 days** after the tenant surrenders (no duty to refund or account until the tenant gives a written forwarding-address statement); if any part is retained, a written description + itemized list of deductions is required; bad-faith retention or failure to account = **$100 + 3× the portion wrongfully withheld + reasonable attorney's fees**, and missing the 30-day deadline raises a bad-faith presumption. The verified Texas change item is the eviction-procedure overhaul: **SB 38 (89th Leg., 2025)** rewrote Property Code ch. 24 eviction procedure (venue, time computation, service/writ execution, sworn-petition requirements, Supreme Court rulemaking; only the Legislature may modify/suspend eviction procedures) — applying to suits **filed on or after Jan 1, 2026** (CL-TX-2026-01). | Tex. Prop. Code §§ 92.103, 92.104, 92.107, 92.109; ch. 24 (SB 38 enrolled text) | https://statutes.capitol.texas.gov/Docs/PR/htm/PR.92.htm (deposit text confirmed against the chapter as quoted verbatim in Texas appellate authority, second pass 2026-11-08) · http://capitol.texas.gov/tlodocs/89R/billtext/html/SB00038F.HTM |
| **Utah** | **No cap** in ch. 57-17; **within 30 days** after the renter vacates and returns possession, deliver/mail (electronic delivery permitted since the 2025 amendment, ch. 275) the deposit + prepaid-rent balance with a written itemization of deductions. | Utah Code § 57-17-3 | https://le.utah.gov/xcode/Title57/Chapter17/C57-17_1800010118000101.pdf |
| **Vermont** | Current § 4461 text retrieved contains **no amount cap**; return the deposit with a written itemized statement **within 14 days** of the tenant vacating (or discovery of abandonment); 60 days for seasonal rentals; failure forfeits withholding. (A 2026 House-passed bill would add a 2-month cap — not enacted in material reviewed.) | 9 V.S.A. § 4461 | https://legislature.vermont.gov/statutes/section/09/137/04461 |
| **Virginia** | Deposit capped at **2 months' periodic rent**; deposit + all deductions itemized in a written notice to the tenant, with any amount due, **within 45 days** after the termination date or the date the tenant vacates, whichever is later. | Va. Code § 55.1-1226 | https://law.lis.virginia.gov/vacode/title55.1/chapter12/section55.1-1226/ |
| **West Virginia** | | | |

| STATE | BASELINE RULE — THE ONE THING TO KNOW | CITATION | OFFICIAL SOURCE |
|---|---|---|---|
| | **No cap** in the article retrieved; return the deposit minus deductions, with a written itemization, within the "notice period" — **60 days** after termination or **45 days** after a subsequent tenant occupies, whichever is shorter (+15 days for itemization where third-party contractor repairs are involved and timely notice is given). | W. Va. Code §§ 37-6A-1(7), 37-6A-2 | http://code.wvlegislature.gov/email/37-6A/ |
| **Wisconsin** | **No statutory cap** (deposits regulated by rule); deliver/mail the deposit, less lawful withholdings, **within 21 days** after the rental agreement terminates (with the rule's triggers for early vacatur/eviction), with a statement of claims for any withholding. | Wis. Admin. Code ATCP 134.06(2), (4) | https://docs.legis.wisconsin.gov/code/admin_code/atcp/090/134/06 |
| **Wyoming** | **No cap** in the article; the balance of the deposit and prepaid rent, with a **written itemization** of deductions, must be delivered/mailed **within 30 days after termination or within 15 days after receipt of the renter's new mailing address, whichever is later** (**+30 days** if there is damage to the unit); unreasonable failure lets the renter recover the **full deposit + court costs**. | Wyo. Stat. § 1-21-1208 | https://wyoleg.gov/statutes/compress/title01.pdf (official Wyoming Statutes, Title 1) (second pass 2026-11-08) |

**States whose baseline still rests only on statute-text mirrors after the second pass — see UNVERIFIED U-18:** Indiana, Montana, Oklahoma. (Sixteen of the original nineteen mirror-only states were promoted to Part 3 in the second pass on official sources; Nevada and Pennsylvania, previously "half-promotable," are now fully promoted.)

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SCHEDULED CHANGES RADAR

# Dated changes already on the books

| ID | DATE | JURISDICTION | WHAT'S COMING | SOURCE |
|---|---|---|---|---|
| R-1 | **Jan 1, 2027** | WA + OR | **New cap year:** WA Commerce maximum **10%** and Oregon DAS maximum **10%** both take effect for 2027 increases (OR >30-space facilities stay 6%). Same day: WA **ESSB 5937 smart-access** rules take effect (alternative non-biometric/ non-app key on request). | Commerce Resource Center; DAS newsroom; WA session law 2026 c 55 |
| R-2 | **Jan 1, 2027** (leases entered into after Dec 31, 2026) | WA | **Flood-hazard disclosure** duty begins for new RLTA leases (SSB 6237, amending RCW 59.18.060). | WA House Bill Report, SSB 6237 ◐ |
| R-3 | **Jan 1, 2027** | CA | Judicial Council deadline to publish the **single mandatory multilingual UD summons form** (AB 863) — English, Spanish, Chinese, Tagalog, Vietnamese, Korean. | CA DRE bill summary (AB 863) |
| R-4 | **Jan 1, 2027** | MD | Deadline for landlords to have **offered** | MD DHCD Oct 1, 2026 notice; Ch. 773 text ◐ |

| ID | DATE | JURISDICTION | WHAT'S COMING | SOURCE |
|---|---|---|---|---|
| | | | **positive rent-reporting** to tenants under **pre-Oct 1, 2026 leases** (SB 335/HB 315); offer repeats at least annually. | |
| **R-5** | **Jan 22, 2027** | DC | **Expiry** of the temporary registration-data amendments (D.C. Law 26-136): the § 42-3502.05(f)(5) reporting duty for exempt units lapses unless made permanent — re-pull § 42-3502.05 after this date. | code.dccouncil.gov, Law 26-136 + § 42-3502.05 note |
| **R-6** | **Feb 1, 2027** | Federal (HCV) | **NSPIRE compliance date** for voucher programmes: PHAs may use HQS only until this date (PIH 2026-18). Voucher landlords should confirm their PHA's inspection standard in January. | HUD PIH 2026-18 |
| **R-7** | **Feb 1, 2027** | MD | ~~Tenant claims under the new **fee-disclosure** duty (HB 80, RP § 8-212.5) become available~~ — **CANCELLED: HB 80 died in** | mgaleg subject index; CL-MD-2026-05 |

| ID | DATE | JURISDICTION | WHAT'S COMING | SOURCE |
|---|---|---|---|---|
| | | | **Senate Judicial Proceedings and was never chaptered; no such duty or claim date exists. See correction CL-MD-2026-05.** | |
| **R-8** | **Apr 1, 2027** | CA | **SB 1296 pet-policy duty becomes operative** (Ch. 1025, Stats. 2026; Civ. Code § 1942.7.5): written pet policy posted (hyperlink in ads/website/ search-engine info) + a copy with every application; application-fee refund remedy. **Verified in the second pass — CL-CA-2026-07.** | SOS 2026 chapter index; enrolled text |
| **R-9** | **Summer 2027** (outside window, noted from Phase 0) | WA (Seattle) | Seattle fee ordinance reported effective Jul 1, 2027 in Phase 0 research — not re-verified in this pass; second-pair check required before any use. | — (Phase 0 carry-over) |
| **R-10** | **Jan 1, 2027** | CA | **SB 1365** (Ch. 1028) price-gouging recast takes effect (lease length | CL-CA-2026-08; CL-CA-2026-09 |

| ID | DATE | JURISDICTION | WHAT'S COMING | SOURCE |
|---|---|---|---|---|
| | | | no longer a defence to the 10% emergency cap) and **AB 2025** (Ch. 572) takes effect (digitally altered rental-ad images: conspicuous disclosure + unaltered version). Both verified in the second pass. | |
| **R-11** | **No date set — watch** | Federal (PH / PBRA) | HUD's revocation of the 30-day nonpayment notice (F9) is **postponed indefinitely** and pending as a proposed rule; a final rule could revive it. The Dec 2024 30-day requirement remains operative meanwhile. Check the Federal Register / eCFR status before any issue relies on either version. | CL-FED-2026-03 |

The Rent Law Ledger is independent early warning, not legal advice. Rules summarized here are starting points for your own checks — confirm the current text in the primary source, and your city and county rules, before acting. An Aluna Media Holdings publication.