

# Security Deposit Laws (Commercial Lease): State Comparison Chart

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This Chart provides a state-by-state overview of statutes governing commercial security deposits. The Chart covers limits on the amount of a commercial security deposit and requirements governing the return of, holding of, and interest payments on commercial security deposits. This Chart is a useful tool for commercial landlords, tenants, and their legal counsel.

## SECURITY DEPOSITS

Landlords routinely require security deposits from their tenants before entering into a lease for commercial property. Security deposits are intended to provide the landlord with protection against damage to the leased premises and security for the tenant’s payment obligations under the lease.

The lease typically describes the terms of the security deposit, subject to state and local laws and regulations. Most states consider commercial parties to be sophisticated entities that can contract on

their own terms. Notwithstanding, some states place restrictions on the handling of security deposits by commercial landlords.

For in-depth analysis of commercial security deposits on the state level, see the following Practice Notes:

- Security Deposits (Commercial Leases) (NY) ([W-001-3629](#))
- Understanding Security Deposits (PA) ([W-000-1345](#))
- Security Deposits (Residential and Commercial Leases) (TX) ([W-000-0357](#))

## HOW TO USE THIS CHART

This Chart is only intended to be a starting point for legal counsel to all parties contemplating a commercial lease. Parties and legal counsel using this Chart should carefully review the statutes and case law of the specific state and any related links.

This Chart provides state-by-state coverage on:

- Limits on the amount of a commercial security deposit.
- Requirements governing the return of commercial security deposits.
- Requirements on the holding of commercial security deposits.
- Requirements regarding interest payments made to commercial tenants.

## ALABAMA

<b>Limit on the Amount of a Commercial Security Deposit</b>	Alabama does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Alabama has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Alabama does not prohibit commingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Alabama, Question 9 ( <a href="#">6-527-0866</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Alabama does not require residential landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits unless the lease expressly specifies otherwise (see State Q&A, Real Estate Leasing: Alabama, Question 9 ( <a href="#">6-527-0866</a> )).

**ALASKA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Alaska does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Alaska has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Alaska does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Alaska does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**ARIZONA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Arizona does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Arizona has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Arizona does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Arizona, Question 9 ( <a href="#">1-500-5704</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Arizona does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Arizona, Question 9 ( <a href="#">1-500-5704</a> )).

**ARKANSAS**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Arkansas does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Arkansas has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Arkansas does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Arkansas, Question 9 ( <a href="#">W-000-1700</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Arkansas does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Arkansas, Question 9 ( <a href="#">W-000-1700</a> )).

**CALIFORNIA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	California does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	The landlord must return the deposit no later than 30 days after the landlord receives possession of the premises (Cal. Civ. Code § 1950.7(c)).
<b>Requirements on the Holding of Commercial Security Deposits</b>	California does not prohibit comingling commercial security deposits with other funds, but a tenant has priority for the return of the tenant's security deposit over the claims of the landlord's other creditors, except a trustee in bankruptcy (Cal. Civ. Code § 1950.7(b)).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	California does not require commercial landlords to hold tenant security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits. However, some local rent control ordinances may require the landlord to pay interest on security deposits (see State Q&A, Real Estate Leasing: California, Question 9 ( <a href="#">6-523-5024</a> )).

**COLORADO**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Colorado does not restrict the amount a commercial landlord can require as a security deposit
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Colorado has no regulations or requirements governing the return of commercial security deposits.

<b>Requirements on the Holding of Commercial Security Deposits</b>	Colorado does not prohibit landlords from comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Colorado, Question 9 ( <a href="#">0-387-3495</a> )). However, real estate management companies that are licensed real estate brokers must hold security deposits in a separate trust account (4 Colo. Code Regs. § 725-1:5).
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<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Colorado does not require commercial landlords to hold tenant security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Colorado, Question 9 ( <a href="#">0-387-3495</a> )).
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## CONNECTICUT

<b>Limit on the Amount of a Commercial Security Deposit</b>	Connecticut does not restrict the amount a commercial landlord can require as a security deposit.
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<b>Requirements Governing the Return of Commercial Security Deposits</b>	Connecticut has no regulations or requirements governing the return of commercial security deposits.
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<b>Requirements on the Holding of Commercial Security Deposits</b>	Connecticut does not prohibit comingling commercial security deposits with other funds.
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<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Connecticut does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.
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## DELAWARE

<b>Limit on the Amount of a Commercial Security Deposit</b>	Delaware does not restrict the amount a commercial landlord can require as a security deposit.
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<b>Requirements Governing the Return of Commercial Security Deposits</b>	Delaware has no regulations or requirements governing the return of commercial security deposits.
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<b>Requirements on the Holding of Commercial Security Deposits</b>	Delaware does not prohibit landlords from comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Delaware, Question 9 ( <a href="#">8-500-5692</a> )).
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<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Delaware does not require commercial landlords to hold tenant security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Delaware, Question 9 ( <a href="#">8-500-5692</a> )).
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## DISTRICT OF COLUMBIA

<b>Limit on the Amount of a Commercial Security Deposit</b>	The District of Columbia does not restrict the amount a commercial landlord can require as a security deposit.
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<b>Requirements Governing the Return of Commercial Security Deposits</b>	The District of Columbia has no regulations or requirements governing the return of commercial security deposits.
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<b>Requirements on the Holding of Commercial Security Deposits</b>	The District of Columbia does not prohibit comingling commercial security deposits with other funds.
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<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	The District of Columbia does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.
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## FLORIDA

<b>Limit on the Amount of a Commercial Security Deposit</b>	Florida does not restrict the amount a commercial landlord can require as a security deposit.
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<b>Requirements Governing the Return of Commercial Security Deposits</b>	Florida has no regulations or requirements governing the return of commercial security deposits.
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<b>Requirements on the Holding of Commercial Security Deposits</b>	Florida does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Florida, Question 9 ( <a href="#">8-518-9479</a> )).
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<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Florida does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Florida, Question 9 ( <a href="#">8-518-9479</a> )).
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**GEORGIA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Georgia does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Georgia has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Georgia does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Georgia does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**HAWAII**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Hawaii does not restrict the amount a commercial landlord may require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Hawaii has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Hawaii does not prohibit comingling commercial security deposits with other funds, but if a landlord plans to commingle a tenant's security deposit with other accounts, the lease should specify that the landlord reserves the right to do so and that the tenant consents (see State Q&A, Real Estate Leasing: Hawaii, Question 9 ( <a href="#">W-001-8863</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Hawaii does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Hawaii, Question 9 ( <a href="#">W-001-8863</a> )).

**IDAHO**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Idaho does not restrict the amount a commercial landlord may require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	The landlord must return the deposit within 21 days after the tenant surrenders the premises or up to 30 days by prior agreement (Idaho Code § 6-321).
<b>Requirements on the Holding of Commercial Security Deposits</b>	Idaho does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Idaho, Question 9 ( <a href="#">W-020-4478</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Idaho does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Idaho, Question 9 ( <a href="#">W-020-4478</a> )).

**ILLINOIS**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Illinois does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Illinois has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Illinois does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Illinois, Question 9 ( <a href="#">W-000-4108</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Illinois does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Illinois, Question 9 ( <a href="#">W-000-4108</a> )).

**INDIANA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Indiana does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Indiana has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Indiana does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Indiana does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**IOWA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Iowa does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Iowa has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Iowa does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Iowa, Question 9 ( <a href="#">W-000-4187</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Iowa does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits(see State Q&A, Real Estate Leasing: Iowa, Question 9 ( <a href="#">W-000-4187</a> )).

**KANSAS**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Kansas does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Kansas has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Kansas does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Kansas, Question 9 ( <a href="#">W-000-3667</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Kansas does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Kansas, Question 9 ( <a href="#">W-000-3667</a> )).

**KENTUCKY**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Kentucky does not restrict on the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Kentucky has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Kentucky does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Kentucky does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**LOUISIANA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Louisiana does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	The landlord must return the deposit within one month after the lease terminates (La. R.S. 9:3251(A)). This requirement does not apply if the tenant abandons the premises either without required notice or before the lease terminates (La. R.S. 9:3251(C)).
<b>Requirements on the Holding of Commercial Security Deposits</b>	In Louisiana, a landlord is not required to maintain security deposits in separate bank accounts for each tenant (see State Q&A, Real Estate Leasing: Louisiana, Question 9 ( <a href="#">4-567-5047</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Louisiana does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Louisiana, Question 9 ( <a href="#">4-567-5047</a> )).

**MAINE**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Maine does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Maine has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Maine does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Maine does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**MARYLAND**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Maryland does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Maryland has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Maryland does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Maryland, Question 9 ( <a href="#">W-013-0785</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Maryland does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits(see State Q&A, Real Estate Leasing: Maryland, Question 9 ( <a href="#">W-013-0785</a> )).

**MASSACHUSETTS**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Massachusetts does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Massachusetts has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Massachusetts does not prohibit comingling commercial security deposits with other funds ( <i>Shwachman v. Khoroshansky</i> , 448 N.E.2d 409 (Mass. Ct. App. 1983); see State Q&A, Real Estate Leasing: Massachusetts, Question 9 ( <a href="#">6-500-3986</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Massachusetts does not require commercial landlords to hold tenant security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits ( <i>Shwachman</i> , 448 N.E.2d at 410-11; see State Q&A, Real Estate Leasing: Massachusetts, Question 9 ( <a href="#">6-500-3986</a> )).

**MICHIGAN**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Michigan does not restrict the amount a commercial landlord can require for a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Michigan has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Michigan does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Michigan, Question 9 ( <a href="#">9-556-9247</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Michigan does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Michigan, Question 9 ( <a href="#">9-556-9247</a> )).

**MINNESOTA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Minnesota does not restrict the amount a commercial landlord may require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Minnesota has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Minnesota does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Minnesota, Question 9 ( <a href="#">W-000-1908</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Minnesota does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits(see State Q&A, Real Estate Leasing: Minnesota, Question 9 ( <a href="#">W-000-1908</a> )).

**MISSISSIPPI**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Mississippi does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Mississippi has no regulations or requirements governing the return of commercial security deposits.

<b>Requirements on the Holding of Commercial Security Deposits</b>	Mississippi does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Mississippi, Question 9 ( <a href="#">W-000-4101</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Mississippi does not require commercial landlords to hold tenant security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Mississippi, Question 9 ( <a href="#">W-000-4101</a> )).

## MISSOURI

<b>Limit on the Amount of a Commercial Security Deposit</b>	Missouri does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Missouri has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Missouri does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Missouri, Question 9 ( <a href="#">8-500-5319</a> )). However, if a licensed broker is managing the property, the broker must keep separate accounts for each tenant's security deposit unless the fee owner agrees otherwise in writing (20 Mo. CSR 2250-8.220).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Missouri does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Missouri, Question 9 ( <a href="#">8-500-5319</a> )).

## MONTANA

<b>Limit on the Amount of a Commercial Security Deposit</b>	Montana does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Montana has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Montana does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Montana, Question 9 ( <a href="#">W-007-8917</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Montana does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Montana, Question 9 ( <a href="#">W-007-8917</a> )).

## NEBRASKA

<b>Limit on the Amount of a Commercial Security Deposit</b>	Nebraska does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Nebraska has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Nebraska does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Nebraska, Question 9 ( <a href="#">W-000-8601</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Nebraska does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits unless the parties have agreed otherwise in writing (see State Q&A, Real Estate Leasing: Nebraska, Question 9 ( <a href="#">W-000-8601</a> )).

## NEVADA

<b>Limit on the Amount of a Commercial Security Deposit</b>	Nevada does not restrict the amount a commercial landlord may require for as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Nevada has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Nevada does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Nevada, Question 9 ( <a href="#">W-003-7072</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Nevada does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Nevada, Question 9 ( <a href="#">W-003-7072</a> )).

**NEW HAMPSHIRE**

<b>Limit on the Amount of a Commercial Security Deposit</b>	New Hampshire does not restrict the amount a commercial landlord may require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	New Hampshire has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	New Hampshire does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	New Hampshire does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**NEW JERSEY**

<b>Limit on the Amount of a Commercial Security Deposit</b>	New Jersey does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	New Jersey has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	New Jersey does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	New Jersey does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**NEW MEXICO**

<b>Limit on the Amount of a Commercial Security Deposit</b>	New Mexico does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	New Mexico has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	New Mexico does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: New Mexico, Question 9 ( <a href="#">W-000-5630</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	New Mexico does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: New Mexico, Question 9 ( <a href="#">W-000-5630</a> )).

**NEW YORK**

<b>Limit on the Amount of a Commercial Security Deposit</b>	New York does not restrict the amount a commercial landlord can require s a security deposit (see Practice Note, Security Deposits (Commercial Leases) (NY) ( <a href="#">W-001-3629</a> )).
<b>Requirements Governing the Return of Commercial Security Deposits</b>	New York has no regulations or requirements governing the return of commercial security deposits (see Practice Note, Security Deposits (Commercial Leases) (NY) ( <a href="#">W-001-3629</a> )).
<b>Requirements on the Holding of Commercial Security Deposits</b>	<p>A commercial landlord must hold a tenant's security deposit in trust on behalf of the tenant and may not comingle the security deposit with the landlord's personal funds or make the deposit an asset of the landlord (N.Y. Gen. Oblig. Law § 7-103(1)).</p> <p>If the landlord chooses to place the deposit in a bank, it must be a bank with a place of business in New York (N.Y. Gen. Oblig. Law § 7-103(2)).</p>
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	<p>New York does not require commercial landlords to hold security deposits interest-bearing accounts, but if the landlord chooses to put the deposit in an interest-bearing account the landlord can keep 1% of the deposit per year as an administrative fee and holds the balance of the interest in trust until the landlord:</p> <ul style="list-style-type: none"> <li>■ Pays the interest to the tenant at termination of the tenancy.</li> <li>■ Applies the interest to any unpaid rent.</li> <li>■ Pays the interest to the tenant annually.</li> </ul> <p>(N.Y. Gen. Oblig. Law § 7-103(2).)</p>



**NORTH CAROLINA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	North Carolina does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	North Carolina has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	North Carolina does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: North Carolina, Question 9 ( <a href="#">0-568-0791</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	North Carolina does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: North Carolina, Question 9 ( <a href="#">0-568-0791</a> )).

**NORTH DAKOTA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	North Dakota does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	North Dakota has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	North Dakota does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	North Dakota does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**OHIO**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Ohio does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Ohio has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Ohio does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Ohio, Question 9 ( <a href="#">4-534-6283</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Ohio does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Ohio, Question 9 ( <a href="#">4-534-6283</a> )).

**OKLAHOMA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Oklahoma does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Oklahoma has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Oklahoma does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Oklahoma does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**OREGON**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Oregon does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Oregon has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Oregon does not prohibit comingling commercial security deposits with other funds.
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Oregon does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits.

**PENNSYLVANIA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Pennsylvania does not restrict the amount a commercial landlord may require as a security deposit (see Practice Note: Understanding Security Deposits (PA) ( <a href="#">W-000-1345</a> )).
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Pennsylvania has no regulations or requirements governing the return of commercial security deposits (see Practice Note: Understanding Security Deposits (PA) ( <a href="#">W-000-1345</a> )).
<b>Requirements on the Holding of Commercial Security Deposits</b>	Pennsylvania does not prohibit comingling commercial security deposits with other funds (see Practice Note: Understanding Security Deposits (PA) ( <a href="#">W-000-1345</a> ) and State Q&A, Real Estate Leasing: Pennsylvania, Question 9 ( <a href="#">8-504-0860</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Pennsylvania does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see Practice Note: Understanding Security Deposits (PA) ( <a href="#">W-000-1345</a> ) and State Q&A, Real Estate Leasing: Pennsylvania, Question 9 ( <a href="#">8-504-0860</a> )).

**RHODE ISLAND**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Rhode Island does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Rhode Island has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Rhode Island: does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Rhode Island, Question 9 ( <a href="#">W-000-1954</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Rhode Island does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Rhode Island, Question 9 ( <a href="#">W-000-1954</a> )).

**SOUTH CAROLINA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	South Carolina does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	South Carolina has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	South Carolina does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: South Carolina, Question 9 ( <a href="#">W-000-3057</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	South Carolina does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: South Carolina, Question 9 ( <a href="#">W-000-3057</a> )).

**SOUTH DAKOTA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	South Dakota does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	The landlord must return the deposit within 60 days after the tenancy terminates and the landlord receives the tenant's mailing address or delivery instructions (SDCL 43-32-24.1).
<b>Requirements on the Holding of Commercial Security Deposits</b>	South Dakota does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: South Dakota, Question 9 ( <a href="#">W-000-2943</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	South Dakota does not require commercial landlords to hold tenant security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: South Dakota, Question 9 ( <a href="#">W-000-2943</a> )).

**TENNESSEE**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Tennessee does not restrict the amount a commercial landlord may require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Tennessee has no regulations or requirements governing the return of commercial security deposits.

**Requirements on the Holding of Commercial Security Deposits** Tennessee does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Tennessee, Question 9 ([W-018-3660](#))).

**Requirements Regarding Interest Payments Made to Commercial Tenants** Tennessee does not require commercial landlords security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits, unless the parties agree otherwise in writing (see State Q&A, Real Estate Leasing: Tennessee, Question 9 ([W-018-3660](#))).

## TEXAS

**Limit on the Amount of a Commercial Security Deposit** Texas does not restrict the amount a commercial landlord can require as a security deposit (see Practice Note, Security Deposits (Residential and Commercial Leases) (TX) ([W-000-0357](#))).

**Requirements Governing the Return of Commercial Security Deposits** The landlord must return the deposit within 60 days after the date the tenant surrenders the premises and provides notice to the landlord or the landlord's agent of the tenant's forwarding address (Tex. Prop. Code Ann. § 93.005(a) and 93.009(a)).

**Requirements on the Holding of Commercial Security Deposits** Texas does not require prohibit comingling commercial security deposits with other funds (see Practice Note, Security Deposits (Residential and Commercial Leases) (TX) ([W-000-0357](#)) and State Q&A, Real Estate Leasing: Texas, Question 9 ([7-508-6434](#))).

**Requirements Regarding Interest Payments Made to Commercial Tenants** Texas does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see Practice Note, Security Deposits (Residential and Commercial Leases) (TX) ([W-000-0357](#)) and State Q&A, Real Estate Leasing: Texas, Question 9 ([7-508-6434](#))).

## UTAH

**Limit on the Amount of a Commercial Security Deposit** Utah does not restrict the amount a commercial landlord can require as a security deposit.

**Requirements Governing the Return of Commercial Security Deposits** Utah has no regulations or requirements governing the return of commercial security deposits.

**Requirements on the Holding of Commercial Security Deposits** Utah does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Utah, Question 9 ([7-560-6806](#))).

**Requirements Regarding Interest Payments Made to Commercial Tenants** Utah does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Utah, Question 9 ([7-560-6806](#))).

## VERMONT

**Limit on the Amount of a Commercial Security Deposit** Vermont does not restrict the amount a commercial landlord can require as a security deposit.

**Requirements Governing the Return of Commercial Security Deposits** Vermont has no regulations or requirements governing the return of commercial security deposits.

**Requirements on the Holding of Commercial Security Deposits** Vermont does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Vermont, Question 9 ([5-575-9329](#))).

**Requirements Regarding Interest Payments Made to Commercial Tenants** Vermont does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Vermont, Question 9 ([5-575-9329](#))).

## VIRGINIA

**Limit on the Amount of a Commercial Security Deposit** Virginia does not restrict the amount a commercial landlord can require as a security deposit.

**Requirements Governing the Return of Commercial Security Deposits** Virginia has no regulations or requirements governing the return of commercial security deposits.

**Requirements on the Holding of Commercial Security Deposits** Virginia does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Virginia, Question 9 ([9-553-7845](#))).

**Requirements Regarding Interest Payments Made to Commercial Tenants** Virginia does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Virginia, Question 9 ([9-553-7845](#))).

**WASHINGTON**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Washington does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Washington has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Washington does not prohibit comingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Washington, Question 9 ( <a href="#">7-500-3995</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Washington does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits unless the parties agree otherwise in writing (see State Q&A, Real Estate Leasing: Washington, Question 9 ( <a href="#">7-500-3995</a> )).

**WEST VIRGINIA**

<b>Limit on the Amount of a Commercial Security Deposit</b>	West Virginia does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	West Virginia has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	West Virginia does not prohibit commingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: West Virginia, Question 9 ( <a href="#">W-000-4477</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	West Virginia does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest earned on tenant security deposits (see State Q&A, Real Estate Leasing: West Virginia, Question 9 ( <a href="#">W-000-4477</a> )).

**WISCONSIN**

<b>Limit on the Amount of a Commercial Security Deposit</b>	Wisconsin does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Wisconsin has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Wisconsin does not prohibit commingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Wisconsin, Question 9 ( <a href="#">8-518-7767</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	<p>Wisconsin does not require commercial landlords to hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits. These requirements vary by municipality, however. Madison, for example, requires landlords provide tenants a yearly rent credit:</p> <ul style="list-style-type: none"> <li>■ Calculated from the date of the security deposit was paid.</li> <li>■ Equivalent to the interest rate identified by Wisconsin Department of Financial Institutions for money held in escrow for real estate.</li> </ul> <p>(Madison Wis. Ord. 32.07(3); see State Q&amp;A, Real Estate Leasing: Wisconsin, Question 9 (<a href="#">8-518-7767</a>)).</p>

## WYOMING

<b>Limit on the Amount of a Commercial Security Deposit</b>	Wyoming does not restrict the amount a commercial landlord can require as a security deposit.
<b>Requirements Governing the Return of Commercial Security Deposits</b>	Wyoming has no regulations or requirements governing the return of commercial security deposits.
<b>Requirements on the Holding of Commercial Security Deposits</b>	Wyoming does not prohibit commingling commercial security deposits with other funds (see State Q&A, Real Estate Leasing: Wyoming, Question 9 ( <a href="#">W-000-1887</a> )).
<b>Requirements Regarding Interest Payments Made to Commercial Tenants</b>	Wyoming does not require commercial landlords hold security deposits in interest-bearing accounts or pay tenants any interest on tenant security deposits (see State Q&A, Real Estate Leasing: Wyoming, Question 9 ( <a href="#">W-000-1887</a> )).

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