# California Security Deposit Receipt

General template, not legal advice. Have a California attorney review before use. Last reviewed October 29, 2026.

This receipt confirms that the landlord received a security deposit from the tenant named below for a home located in California.

## 1. Parties and property

Landlord or agent name _____

Landlord address for notices _____

Tenant name or names _____

Property address and unit _____

Lease start date _____

Lease end date or month to month _____

## 2. Payment received

| Item | Amount | Date received | Payment method and reference |
|---|---|---|---|
| Security deposit | | | |
| Pet deposit, if any | | | |
| Key or other refundable deposit | | | |
| Total refundable deposits | | | |

These amounts are refundable deposits, not rent and not fees. The tenant may not use them as the last month's rent unless the landlord agrees in writing.

> Deposit limit in California: Most landlords may collect no more than one month of rent as a deposit, while a small landlord (a person or family LLC owning no more than two properties with four units in total) may collect up to two months. (Civil Code section 1950.5 (as amended by AB 12, 2023))

## 3. Where the deposit is held

The deposit is held at _____ (Bank name and city, or not required) in _____ (Account type, such as a separate deposit account, interest bearing or not).

> Holding account rules: _____ (check the rule in California)

> Interest on deposits: _____ (check the rule in California)

> Receipt or notice requirements: _____ (check the rule in California)

## 4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and California law allow, such as unpaid rent, the cost of repairing damage beyond normal wear and tear, and cleaning needed to restore the move-in condition. The landlord will send the balance with an itemized statement of any deductions to the tenant's forwarding address within the deadline the law sets.

> Deposit return deadline in California: The landlord must return the deposit, minus any lawful deductions, within 21 days after the tenant moves out. (Civil Code section 1950.5)

> Itemization rules in California: Deductions need an itemized statement, with receipts or invoices for any repair or cleaning charge over $125. (Civil Code section 1950.5)

## 5. Move-in condition

A move-in condition checklist _____ (Was or was not) completed on _____ (Date). The tenant should note existing damage in writing within _____ (Days) days after moving in, and both parties should keep dated photos.

## 6. Signatures

| | |
|---|---|
| _____ | _____ |
| Landlord or agent signature | Tenant signature |
| _____ | _____ |
| Printed name | Printed name |
| _____ | _____ |
| Date | Date |

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