

Massachusetts Security Deposit Receipt

General template, not legal advice. Have a Massachusetts 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 Massachusetts.

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 Massachusetts: A security deposit cannot be more than one month of rent. (G.L. c.186, section 15B)

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 in Massachusetts: The deposit must be kept in a separate interest bearing account at a bank in Massachusetts, protected from the landlord's creditors. (G.L. c.186, section 15B)

Interest on deposits in Massachusetts: The tenant earns interest at 5 percent a year, or the lower rate the bank pays, from the start of the tenancy, paid each year and at the end of the tenancy. (G.L. c.186, section 15B)

Receipt or notice requirements in Massachusetts: The tenant gets a signed receipt when the deposit is paid and a bank receipt within 30 days; without the bank receipt the tenant can demand the deposit back at once. (G.L. c.186, section 15B)

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Massachusetts 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 Massachusetts: The landlord must return the deposit, or the balance after lawful deductions, within 30 days after the tenancy ends. (G.L. c.186, section 15B)

Itemization rules in Massachusetts: Deductions for damage require an itemized list signed under the pains and penalties of perjury, with estimates, bills or receipts, sent within the same 30 days; damage noted on the move in condition statement cannot be charged. (G.L. c.186, section 15B)

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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