

New Jersey Security Deposit Receipt

General template, not legal advice. Have a New Jersey 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 New Jersey.

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 New Jersey: A security deposit cannot exceed one and a half months of rent, and any later yearly increase is limited to 10 percent of the current deposit. (N.J.S.A. 46:8-21.2)

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 New Jersey: Deposits are held in trust in an interest bearing account at an insured bank or savings institution in New Jersey, or for larger landlords an eligible New Jersey money market fund, and never mixed with the landlord's own money. (N.J.S.A. 46:8-19)

Interest on deposits in New Jersey: Interest earned belongs to the tenant and is paid in cash or credited toward rent each year on the lease anniversary or renewal, or on January 31 if the tenant was told in writing. (N.J.S.A. 46:8-19)

Receipt or notice requirements in New Jersey: Within 30 days of receiving the deposit, and at each annual interest payment, the landlord must tell the tenant in writing the name and address of the institution, the type of account, the interest rate and the amount; if not, the tenant may apply the deposit to rent. (N.J.S.A. 46:8-19)

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and New Jersey 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 New Jersey: The landlord must return the deposit with interest, less lawful deductions, within 30 days after the tenancy ends, or within five business days when a fire, flood, condemnation or evacuation displaces the tenant. (N.J.S.A. 46:8-21.1)

Itemization rules in New Jersey: Any deductions must be listed in an itemized statement sent with the balance by personal delivery or registered or certified mail. (N.J.S.A. 46:8-21.1)

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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