Arizona Security Deposit Laws: Limits, Deductions and Deadlines

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: https://www.generationadvisory.com/laws/arizona-security-deposit-laws

Arizona caps deposits at one and a half months of rent, prepaid rent included. Landlords have 14 business days after move out and the tenant's request to return the deposit with an itemized list of deductions.

Key points

- A landlord may not require security, including prepaid rent, above one and a half months of rent, although a tenant may choose to prepay more.
- Within 14 days, not counting weekends and legal holidays, after the tenancy ends, possession is returned and the tenant asks for it, the landlord must send the refund and an itemized list of deductions. The 14 days are business days.
- The itemized list goes by first class mail to the tenant's last known address unless agreed otherwise in writing, and the tenant has 60 days to dispute it.
- A landlord who does not follow the return rules owes the amount wrongfully withheld plus damages of twice that amount.

Arizona at a glance

Rule	Arizona	Law
Deposit limit	A landlord may not require security, including prepaid rent, above one and a half months of rent, although a tenant may choose to prepay more.	A.R.S. section 33-1321
Deadline to return the deposit	Within 14 days, not counting weekends and legal holidays, after the tenancy ends, possession is returned and the tenant asks for it, the landlord must send the refund and an itemized list of deductions. The 14 days are business days.	A.R.S. section 33-1321
Itemized deductions	The itemized list goes by first class mail to the tenant's last known address unless agreed otherwise in writing, and the tenant has 60 days to dispute it.	A.R.S. section 33-1321

Rule	Arizona	Law
Penalty for wrongful withholding	A landlord who does not follow the return rules owes the amount wrongfully withheld plus damages of twice that amount.	A.R.S. section 33-1321

Mistakes to avoid

- Skipping a dated move-in condition report with photos, then having nothing to compare against at move out.
- Charging for normal wear and tear.
- Missing the return deadline, even by a few days.
- Not asking for a forwarding address before the tenant leaves.
- Losing track of deposit money by mixing it with operating funds without a ledger.

Verify current law

Laws named in this summary:

- A.R.S. section 33-1321

Official sources:

- Arizona Revised Statutes (Arizona State Legislature): https://www.azleg.gov/arstitle/
- Arizona Judicial Branch: eviction information: https://www.azcourts.gov/

> General information, not legal advice. Check current law and talk to a Arizona attorney before you act. Last reviewed October 29, 2026.