

Georgia 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/georgia-security-deposit-laws>

Georgia requires landlords to return deposits within one month of move out and to document existing damage with inspection lists. A landlord who keeps a deposit in bad faith risks a penalty of three times the amount withheld.

Key points

- The landlord must return the deposit, minus lawful deductions, within one month after the tenancy ends and the tenant gives up possession.
- Any amount kept must be explained in a written statement listing the damage, sent with the balance of the deposit.
- A landlord who wrongfully keeps a deposit can owe three times the amount withheld plus attorney fees, though a good faith mistake can limit liability to the amount wrongly kept.
- For leases covered by the 2024 law, a security deposit generally may not exceed two months of rent.
- State law generally does not require landlords to pay interest on deposits.

Georgia at a glance

Rule	Georgia	Law
Deposit limit	For leases covered by the 2024 law, a security deposit generally may not exceed two months of rent.	Safe at Home Act (HB 404, 2024)
Deadline to return the deposit	The landlord must return the deposit, minus lawful deductions, within one month after the tenancy ends and the tenant gives up possession.	O.C.G.A. section 44-7-34
Itemized deductions	Any amount kept must be explained in a written statement listing the damage, sent with the balance of the deposit.	O.C.G.A. section 44-7-34
Interest on deposits	State law generally does not require landlords to pay interest on deposits.	Official Code of Georgia, Title 44 Chapter 7 (no interest rule)
Penalty for wrongful withholding	A landlord who wrongfully keeps a deposit can owe three times the amount withheld plus attorney fees, though a good faith mistake can limit liability to the amount wrongly kept.	O.C.G.A. section 44-7-35

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:

- Safe at Home Act (HB 404, 2024)
- O.C.G.A. section 44-7-34
- Official Code of Georgia, Title 44 Chapter 7 (no interest rule)
- O.C.G.A. section 44-7-35
- Official Code of Georgia, Title 44 Chapter 7 (escrow of deposits)
- Official Code of Georgia, Title 44 Chapter 7 (inspection lists)

Official sources:

- Georgia General Assembly (legislation and code access): <https://www.legis.ga.gov/>
- Judicial Council of Georgia: Georgia Courts: <https://georgiacourts.gov/>

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