Indiana Landlord-Tenant Laws: Rights and Duties for Both Sides

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: https://www.generationadvisory.com/laws/indiana-landlord-tenant-rights

Indiana requires reasonable notice before a landlord enters, sets basic landlord maintenance duties and lets tenants sue to enforce them after notice. Since 2020 state law also bars retaliation against tenants who complain to code officials or the landlord.

Key points

- The landlord gives reasonable written or oral notice before entering and enters only at reasonable times; no notice is needed in an emergency that threatens safety or property.
- A tenant can sue to enforce the landlord's maintenance duties after giving notice of the problem and a reasonable time to fix it; the statute does not authorize withholding rent.
- A landlord may not raise rent, cut services or bring or threaten an eviction because a tenant complained to a code agency, complained in writing about repairs, sued under the landlord tenant laws, joined a tenant group or testified against the landlord.
- The landlord must return the deposit, less lawful deductions, with a written itemized notice no later than 45 days after the lease ends and the tenant gives up possession. The landlord is not liable until the tenant gives a mailing address in writing.

Indiana at a glance

Rule	Indiana	Law
Notice before entry	The landlord gives reasonable written or oral notice before entering and enters only at reasonable times; no notice is needed in an emergency that threatens safety or property.	IC 32-31-5-6
Tenant repair remedies	A tenant can sue to enforce the landlord's maintenance duties after giving notice of the problem and a reasonable time to fix it; the statute does not authorize withholding rent.	IC 32-31-8-6
Retaliation protection	A landlord may not raise rent, cut services or bring or threaten an eviction because a tenant complained to a code agency, complained in writing about repairs, sued under the landlord tenant laws, joined a tenant group or testified against the landlord.	IC 32-31-8.5

Rule	Indiana	Law
Deadline to return the deposit	The landlord must return the deposit, less lawful deductions, with a written itemized notice no later than 45 days after the lease ends and the tenant gives up possession. The landlord is not liable until the tenant gives a mailing address in writing.	IC 32-31-3-12 and IC 32-31-3-14

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- IC 32-31-5-6
- IC 32-31-8-6
- IC 32-31-8.5
- IC 32-31-3-12 and IC 32-31-3-14
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- IC 32-31-3-18
- IC 32-31-3

Official sources:

- Indiana Code, Title 32 (Indiana General Assembly): https://iga.in.gov/laws/2025/ic/titles/32
- Indiana Judicial Branch: https://www.in.gov/courts/

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