Nevada 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/nevada-security-deposit-laws

Nevada limits the combined deposit and any surety bond to three months' rent. The landlord has 30 days after the tenancy ends to return the balance with an itemized accounting, or can owe up to twice the deposit.

Key points

- The total of any security deposit and surety bond, including last month's rent, may not exceed three months' rent.
- Within 30 days after the tenancy ends, the landlord must return the remaining deposit with an itemized written accounting.
- Deductions are limited to unpaid rent, damage beyond normal wear and reasonable cleaning, and each must appear on the itemized accounting.
- A landlord who fails to return the balance on time can owe the full deposit plus an additional amount set by the court of up to the full deposit again.

Nevada at a glance

Rule	Nevada	Law
Deposit limit	The total of any security deposit and surety bond, including last month's rent, may not exceed three months' rent.	NRS 118A.242
Deadline to return the deposit	Within 30 days after the tenancy ends, the landlord must return the remaining deposit with an itemized written accounting.	NRS 118A.242
Itemized deductions	Deductions are limited to unpaid rent, damage beyond normal wear and reasonable cleaning, and each must appear on the itemized accounting.	NRS 118A.242
Penalty for wrongful withholding	A landlord who fails to return the balance on time can owe the full deposit plus an additional amount set by the court of up to the full deposit again.	NRS 118A.242

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:

- NRS 118A.242

Official sources:

- Nevada Revised Statutes, chapter 118A (Nevada Legislature): https://www.leg.state.nv.us/NRS/NRS-118A.html
- Nevada Revised Statutes, chapter 40 (Nevada Legislature): https://www.leg.state.nv.us/NRS/NRS-040.html
- Nevada Revised Statutes, chapter 116 (Nevada Legislature): https://www.leg.state.nv.us/NRS/NRS-116.html
- Nevada Revised Statutes, chapter 11 (Nevada Legislature): https://www.leg.state.nv.us/NRS/NRS-011.html

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