Oregon 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/oregon-security-deposit-laws

Oregon landlords must give a receipt for any deposit and list it in a written rental agreement. After the tenancy ends they have 31 days to return the deposit with a written accounting, and a bad faith refusal can cost twice the amount withheld.

Key points

- The landlord has 31 days after the tenancy ends and the tenant gives up possession to return the deposit or the part not claimed.
- Any amount kept must be explained in a written accounting that goes to the tenant with the balance.
- If the landlord misses the deadline or withholds money in bad faith, the tenant can recover twice the amount withheld.
- Oregon does not generally set a dollar or months limit on security deposits, though a landlord cannot add or raise a deposit during the first year except for an agreed change such as a pet.

Oregon at a glance

Rule	Oregon	Law
Deposit limit	Oregon does not generally set a dollar or months limit on security deposits, though a landlord cannot add or raise a deposit during the first year except for an agreed change such as a pet.	ORS 90.300
Deadline to return the deposit	The landlord has 31 days after the tenancy ends and the tenant gives up possession to return the deposit or the part not claimed.	ORS 90.300
Itemized deductions	Any amount kept must be explained in a written accounting that goes to the tenant with the balance.	ORS 90.300
Penalty for wrongful withholding	If the landlord misses the deadline or withholds money in bad faith, the tenant can recover twice the amount withheld.	ORS 90.300

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:

- ORS 90.300

Official sources:

- Oregon Revised Statutes, chapter 90 (Oregon State Legislature): https://www.oregonlegislature.gov/bills_laws/ors/ors090.html
- Oregon Revised Statutes, chapter 105 (Oregon State Legislature): https://www.oregonlegislature.gov/bills_laws/ors/ors105.html
- Oregon Revised Statutes, chapter 91 (Oregon State Legislature): https://www.oregonlegislature.gov/bills_laws/ors/ors091.html
- Oregon Judicial Department: https://www.courts.oregon.gov/

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