

HOUSE BILL NO. HB0304

Rental security deposits-refunds.

Sponsored by: Representative(s) Lubnau

A BILL

for

1 AN ACT relating to landlords and tenants; amending maximum
2 time period for refunds of security deposits as specified;
3 and providing for an effective date.

4

5 *Be It Enacted by the Legislature of the State of Wyoming:*

6

7 **Section 1.** W.S. 1-21-1206(d) and 1-21-1208(a) are
8 amended to read:

9

10 **1-21-1206. Renter's remedies; notice to owner or**
11 **agent; judicial remedy; rights under termination of rental**
12 **agreement.**

13

14 (d) If the court terminates the rental agreement
15 pursuant to subsection (c) of this section, the renter is
16 entitled to receive a refund of the balance of the rent and
17 the deposit on the rental unit within ~~thirty (30)~~ forty-

1 five (45) days of the date the agreement is ordered
2 terminated. The renter shall be required to vacate the
3 rental unit no sooner than ten (10) days nor later than
4 twenty (20) days after termination of the rental agreement
5 by a court.

6

7 **1-21-1208. Deductions from deposit; written**
8 **itemization; time limits; failure to give notice; recovery**
9 **by renter; utilities deposit; penalty.**

10

11 (a) Upon termination of the rental agreement,
12 property or money held as a deposit may be applied by the
13 owner or his agent to the payment of accrued rent, damages
14 to the residential rental unit beyond reasonable wear and
15 tear, the cost to clean the unit to the condition at the
16 beginning of the rental agreement and to other costs
17 provided by any contract. The balance of any deposit and
18 prepaid rent and a written itemization of any deductions
19 from the deposit together with reasons therefor, shall be
20 delivered or mailed without interest to the renter within
21 ~~thirty (30)~~ forty-five (45) days after termination of the
22 rental agreement or within fifteen (15) days after receipt
23 of the renter's new mailing address, whichever is later.
24 If there is damage to the residential rental unit, this

1 period shall be extended by thirty (30) days. The renter
2 shall within thirty (30) days of termination of the rental
3 agreement, notify the owner or designated agent of the
4 location where payment and notice may be made or mailed.

5

6 **Section 2.** This act is effective July 1, 2005.

7

8 (END)