

Landlord's Access

State	Required Notice	Statute
Alabama	2 days	§ 35-9A-303
Alaska	24 hours	§ 34.03.140
Arizona	48 hours	§ 33-1343
Arkansas	N/A	N/A
California	24 for non-emergency, 48 hours for the move-out inspection	§ 1954
Colorado	*N/A	*N/A
Connecticut	Reasonable notice	§ 47a-16
Delaware	48 hours	Title 25 § 5509
Florida	12 hours	§ 83.53
Georgia	*N/A	*N/A
Hawaii	2 days	§ 521-53
Idaho	*N/A	*N/A
Illinois	*N/A	*N/A
Indiana	Reasonable notice	§ 32-31-5-6
Iowa	24 hours	§ 562A.19
Kansas	Reasonable notice	§ 58-2557
Kentucky	2 days	§ 383.615
Louisiana	*N/A	*N/A
Maine	24 hours	§ 6025
Maryland	*N/A	*N/A
Massachusetts	Reasonable notice	Sanitary Code (410.810)
Michigan	*N/A	*N/A
Minnesota	Reasonable notice	§ 504B.211
Mississippi	*N/A	*N/A
Missouri	*N/A	*N/A
Montana	24 hours	§ 70-24-312
Nebraska	24 hours	§ 76-1423

Nevada	24 hours	NRS 118A.330
New Hampshire	Reasonable notice	RSA 540-A:3
New Jersey	1 day	§ 5:10-5.1
New Mexico	24 hours	§ 47-8-24
New York	*N/A	*N/A
North Carolina	*N/A	*N/A
North Dakota	Reasonable notice	§ 47-16-07.3
Ohio	24 hours	§ 5321.04
Oklahoma	1 day	§ 41-128
Oregon	24 hours	§ 90.322
Pennsylvania	*N/A	*N/A
Rhode Island	2 days	§ 34-18-26
South Carolina	24 hours	§ 27-40-530
South Dakota	24 hours	§ 43-32-32
Tennessee	24 hours	§ 66-28-403
Texas	*N/A	*N/A
Utah	24 hours	§ 57-22-4
Vermont	48 hours	§ 4460
Virginia	24 hours	§ 55.1-1229(A)
Washington	2 days for repairs, 1 day for showings	§ 59.18.150
West Virginia	*N/A	*N/A
Wisconsin	Advance Notice	§ 704.05(2)
Wyoming	*N/A	*N/A

When is Rent Due? (grace periods)

A **grace period** protects the tenant from being **charged a late fee** or **being evicted** during such time period. Although, the rent is still considered late and will reflect negatively on the tenant's rental history.

State	When is Rent Due?	Laws
Alabama	On the due date (no grace period)	§ 35-9A-161(c)
Alaska	On the due date (no grace period)	AS 34.03.020(c)

Arizona	On the due date (no grace period)	ARS 33-1314(c)
Arkansas	On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed	§ 18-17-401(b)(1), § 18-17-701(b)
California	On the due date (no grace period)	CIV Code 1947
Colorado	Not defined	No statute
Connecticut	9-day grace period.	§ 47a-3a(a), § 47a-15a
Delaware	On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed	Title 25, § 5501(b), Title 25, § 5501(d)
Florida	On the due date (no grace period)	§ 83.46(1)
Georgia	Not defined	No statute
Hawaii	On the due date (no grace period)	§ 521-21(b)
Idaho	Not defined	No statute
Illinois	Not defined	No statute
Indiana	Not defined	No statute
Iowa	On the due date (no grace period)	562A.9(3)
Kansas	On the due date (no grace period)	§ 58-2545(c)
Kentucky	On the due date (no grace period)	§ 383.565(2)
Louisiana	On the due date (no grace period)	La. Civ. Code art. 2703(1)
Maine	15-day grace period	Chapter 710, §6028(1)
Maryland	On the due date (no grace period)	§ 8-401(a)
Massachusetts	30-day grace period.	Chapter 186, Section 15B(1)(c)
Michigan	On the due date (no grace period)	§ 554.131
Minnesota	Not defined	No statute
Mississippi	Not defined	No statute
Missouri	On the due date (no grace period)	Rev. § 535.060

Montana	On the due date (no grace period)	§ 70-24-201(2)(c)
Nebraska	On the due date (no grace period)	§ 76-1414(3)
Nevada	On the due date (no grace period)	NRS 118A.210(1)
New Hampshire	Not defined	No statute
New Jersey	5 business day grace period	§ 2A:42-6.1(1)
New Mexico	On the due date (no grace period)	§ 47-8-15(B)
New York	5-day grace period	Housing Stability and Tenant Protection act of 2019
North Carolina	4-day grace period	§ 42-46(a)
North Dakota	Not defined	No statute
Ohio	Not defined	No statute
Oklahoma	On the due date (no grace period)	§ 41-109(B)
Oregon	On the due date in the lease, but there is a 4-day grace period before a late fee may be imposed	§ ORS 90.220(7)(a), ORS 90.260(1)(a)
Pennsylvania	Not defined	No statute
Rhode Island	On the due date (no grace period)	§ 34-18-15(c)
South Carolina	On the due date (no grace period)	§ 27-40-310(c)
South Dakota	Not defined	No statute
Tennessee	On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed	§ 66-28-201(c), § 66-28-201(d)
Texas	Not defined	No statute
Utah	Not defined	No statute
Vermont	On the due date (no grace period)	9 V.S.A. § 4455
Virginia	On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed	§ 55.1-1204(C)(4), § 55.1-1204(C)(5)
Washington	5-day grace period	RCW 59.18.170

West Virginia	Not defined	No statute
Wisconsin	Not defined	No statute
Wyoming	Not defined	No statute