

Late Fees (maximum allowed)

State	Late Rent Fees (maximum allowed)	Laws
Alabama	Not defined	No statute
Alaska	Not defined	No statute
Arizona	No maximum, although it must be stated in the lease.	ARS 33-1368(B)
Arkansas	Not defined	No statute
California	Must be a “good faith estimate of the damages likely to be suffered by the landlord in the case of a late payment.” Also, the late fee must be written in the lease.	Orozco v. Casimiro , 121 Cal. App.4th Supp. 7 (2004), CIV Code 1962
Colorado	Not defined	No statute
Connecticut	Not defined	No statute
Delaware	5% of the monthly rent amount	Title 25, § 5501(d)
Florida	Not defined	No statute
Georgia	“All contracts for rent shall bear interest from the time the rent is due”	Ga. Code § 44-7-16
Hawaii	8% of the monthly rent amount	§ 521-21(f)
Idaho	Not defined	No statute
Illinois	Outside Chicago – Not defined Chicago only – \$10.00 per month for the first \$500.00 in monthly rent plus five percent per month for any amount in excess of \$500.00 in monthly rent for the late payment of rent.	No statute 5-12-140(h)
Indiana	Not defined	No statute

Iowa	If the rent does not exceed \$700/month, the late fee cannot exceed more than \$12/day per day or \$60/month. If the rent is greater than \$700/month, the late cannot exceed more than \$20/day or \$100/month.	562A.9(4)
Kansas	Not defined	No statute
Kentucky	Not defined	No statute
Louisiana	Not defined	No statute
Maine	4% of the monthly rent amount	Chapter 710, §6028(2)
Maryland	5% of the monthly rent amount	Md. Code, Real. Prop. § 8-208(d)(3)
Massachusetts	Not defined	No statute
Michigan	Not defined	No statute
Minnesota	8% of the monthly rent amount	504B.177(a)
Mississippi	Not defined	No statute
Missouri	Not defined	No statute
Montana	Not defined	No statute
Nebraska	Not defined	No statute
Nevada	5% of the monthly rent amount	NRS 118A.210(4)(a)
New Hampshire	Not defined	No statute
New Jersey	Outside Jersey City – Not defined Jersey City only – \$35	No statute Ord. 20-036
New Mexico	10% of the monthly rent amount	§ 47-8-15(B)
New York	\$50 or 5% of the monthly rent amount, whichever is less	Housing Stability and Tenant Protection act of 2019
North Carolina	\$15 or 5% of the monthly rent amount, whichever is greater.	§ 42-46(a)(1)
North Dakota	Not defined	No statute

Ohio	Not defined	No statute
Oklahoma	Not defined	No statute
Oregon	5% of the monthly rent amount, charged once for each succeeding 5-day period	ORS 90.260(2)(c)
Pennsylvania	Not defined	No statute
Rhode Island	Not defined	No statute
South Carolina	Not defined	No statute
South Dakota	Not defined	No statute
Tennessee	10% of the monthly rent amount	§ 66-28-201(d)
Texas	12% of the monthly rent amount if located in a building with 4 units or under or 10% of the monthly rent amount if located in a building with more than 4 units	Sec. 92.019(1)
Utah	Not defined	No statute
Vermont	Not defined	No statute
Virginia	10% of the monthly rent amount	§ 55.1-1204(E)
Washington	Not defined	No statute
West Virginia	Not defined	No statute
Wisconsin	Not defined	No statute
Wyoming	Not defined	No statute