

# Kimball, Tirey & St. John LLP

## Security Deposit Maximums for California Residential Landlords

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[California Civil Code §1950.5](#) establishes a maximum security deposit that can be charged to California residential tenants:

- 2 months' rent for an unfurnished unit
- 3 months' rent for a furnished unit

[SB 644](#) amended Civil Code 1950.5, reducing the amount that a landlord can charge service members for a security deposit on residential rental housing. Effective January 1, 2020, landlords may not request a security deposit of more than one month's rent for an unfurnished unit, and two month's rent for a furnished unit, if the unit is rented to a service member. Additionally, a landlord may not refuse to rent to a service member due to the reduced security deposit. This law does not apply in a roommate situation, where property is rented to a group of individuals, and at least one of the group is not the service member's spouse, parent, domestic partner or dependent. It also does not apply if the tenant has a history of poor credit or of causing damage to rental property or its furnishings. "Service member" is defined in [Military and Veterans Code §400](#), and is limited to active duty service members.

The maximum may be increased by an additional ½ month's rent if the unit has a waterbed.

California residential landlords may accept advance payment of rent for 6 months or more (but not less).

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