

Tenant Notice Termination Law Chart – Partial Summary (FREE)

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This is the most comprehensive summary eviction notice termination law guide available on the Internet and for all 50 states and the District of Columbia. It has been meticulously double checked and includes links to each state's statute, not a blog or newspaper column filler. This chart gives a thumbnail of each states most commonly encountered eviction notice termination statutes. There may be other reasons for tenant termination in your particular state. Also, a thumbnail is not necessarily a complete restatement of all of the requirements that may exist. For this reason, we have linked each thumbnail to the state statute that we have found on the subject.

This is a partial summary, free to members and visitors. The Full Tenant Notice Termination Law Chart and state statute links only available to paid members of Landlord.com-[Click here to Join](#)

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
Alabama Alabama Code *Available to members only	7 days	14 days	*Available to members only	7 days for week to week tenancy, 30 days for month to month tenancy	*Available to members only
Alaska Alaska Statutes Secs. *Available to members only	7 days	7 days	*Available to members only	One month	*Available to members only
Arizona Ariz. Revised Code Secs *Available to	5 days	10 days, 5 days for breach creating hazard to health and safety	*Available to members only	Ten days if week to week tenancy, 30 days if month to month tenancy	*Available to members only

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<u>members only</u>					
California Cal. Civil Code Secs. <u>*Available to members only</u>	<u>3 days.</u>	<u>3 days.</u>	<u>*Available to members only</u>	At least as long before end of a term as the length of the term itself not less than <u>7 days nor more than 30</u> . If month to month, <u>30 days</u> at any time	<u>*Available to members only</u>
Colorado Col. Revised Statutes <u>*Available to members only</u>	<u>3 days</u>	<u>3 days</u>	<u>*Available to members only</u>	<u>One year or more, 3 months before expiration; if 6 months, one month; if one month or longer but less than 6 months, 10 days; less than one month or tenancy at will, 3 days; less than one week, one day.</u>	<u>*Available to members only</u>
Connecticut Conn. General Statutes Sec. <u>*Available to members only</u>	<u>3 days</u> non-curable, served after default of nine days beyond grace period, if any.	<u>3 days</u> non-curable, served after default of nine days beyond grace period, if any.	<u>*Available to members only</u>	Notice to quit served at least <u>three days before end of periodic term</u>	<u>*Available to members only</u>
Delaware Delaware Code	<u>5 days</u>	<u>7days</u>	<u>*Available to members only</u>	<u>60 days</u>	<u>*Available to members only</u>

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
Title25, Secs. *Available to members only					
District of Columbia *Available to members only	<u>30 days</u>	<u>30 days</u>	*Available to members only	<u>30 days</u>	*Available to members only
Florida Florida Statutes Secs. *Available to members only	<u>3 days</u>	<u>7 days</u>	*Available to members only	<u>Year to year, 60 days; quarter to quarter, 30 days; month to month, 15 days; week to week, 7 days, all prior to the end of any rental period.</u>	*Available to members only
Georgia Georgia Code Secs. *Available to members only	Landlord may proceed to dispossessory proceedings immediately upon tenant's failure to surrender possession upon demand, but tenant may redeem by tendering rent within <u>7 days</u> of service of summons.	No statute	*Available to members only	<u>30 days</u>	*Available to members only
Hawaii	<u>5 days</u>	<u>10 days</u>	*Available to	<u>28 days</u>	*Available to

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
Revised Statutes Secs. *Available to members only			members only		members only
Idaho Idaho Statutes Secs. *Available to members only	3 days	3 days	*Available to members only	30 days	*Available to members only
Illinois Illinois Cons. Stats. Secs. *Available to members only	5 days	10 days	*Available to members only	30 days month to month, 7 days week to week.	*Available to members only
Indiana Indiana Code Secs. *Available to members only	10 days	Reasonable time to cure breach	*Available to members only	One month	*Available to members only
Iowa Iowa Code Secs. *Available to members only	3 days	7 days	*Available to members only	Week to week, 10 days; Month to month, 30 days before a periodic rental date; longer than month to month, 30 days before next expiration date	*Available to members only
Kansas Kansas Statutes Secs. *Available	On tri-monthly period, 10 days; On less than tri-monthly period, 3	14 days	*Available to members only	Week to week, 7 days; month to month, 30 days, but only 15 days if	*Available to members only

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
<u>to members only</u>	<u>days</u>			<u>tenant is in military service.</u>	
Kentucky Kentucky Revised Statute Secs. <u>*Available to members only</u>	<u>7 days</u>	<u>14 days</u>	<u>*Available to members only</u>	<u>Week to week, 7 days; month to month, 30 days. Each before periodic rental date.</u>	<u>*Available to members only</u>
Louisiana Louisiana Civ. Code, Article <u>*Available to members only</u>	Come back to later, cannot navigate code or find brochure or pamphlet		<u>*Available to members only</u>	<u>Month to month, 10 days before end of term; week to week, 5 days before end of term; less than one week, any time before end of term.</u>	<u>*Available to members only</u>
Maine Maine Revised Statutes <u>*Available to members only</u>	<u>7 days, notice may only be served on rent which is already 7 days in arrears.</u>	<u>7 days, on failure to maintain or nuisance.</u>	<u>*Available to members only</u>	<u>30 days, with exceptions</u>	<u>*Available to members only</u>
Maryland Maryland Code, Real Property, Secs. <u>*Available to members only</u>	<u>Landlord may proceed directly to District Court for order of repossession, and tenant may redeem by tendering all rent and expenses.</u>	<u>30 days non-curable, 14 days non-curable if imminent danger to health or safety.</u>	<u>*Available to members only</u>	<u>30 days</u>	<u>*Available to members only</u>
Massachusetts	<u>14 days</u>	No specific remedy	<u>*Available to</u>	<u>Three months, but</u>	<u>*Available to</u>

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
Mass. General Laws Ch. 186, Secs. *Available to members only		by statute.	members only	if the rent reserved is payable at periods of less than three months, the time of such notice is sufficient if it is equal to the interval between the days of payment or thirty days, whichever is longer.	members only
Michigan Michigan Compiled Laws *Available to members only	7 days	No specific remedy by statute.	*Available to members only	30 days	*Available to members only
Minnesota Minnesota Statutes *Available to members only	14 days	No specific remedy by statute.	*Available to members only	Notice must be at least as long as the rent period or three months, whichever is less, e.g., month to month, one month; week to week, one week.	*Available to members only
Mississippi Mississippi Code *Available to members only	3 days	30 days	*Available to members only	30 days if month to month, 7 days if week to week.	*Available to members only
Missouri	Landlord may have	10 days	*Available to	30 days ending on	*Available to

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
Mo. Revised Statutes Secs. *Available to members only	<u>summons upon failure to pay after demand, but tenant may redeem and pay rent in arrears up to date of trial.</u>		<u>members only</u>	<u>or before a periodic rental date.</u>	<u>members only</u>
Montana Montana Code Secs. *Available to members only	<u>3 days</u>	<u>14 days in general, 3 days for unauthorized pets or occupants.</u>	*Available to members only	<u>Month to month, 30 days; week to week, 7 days</u>	*Available to members only
Nebraska Nebraska Revised Statutes Secs. *Available to members only	<u>3 days</u>	<u>14 days</u>	*Available to members only	<u>Week to week, 7 days; month to month, 30 days. Notice must expire on or before periodic rent payment date.</u>	*Available to members only
Nevada Nevada Revised Statutes Secs. *Available to members only	<u>5 days</u>	<u>5 days, but tenant has only 3 days after service to comply and redeem tenancy.</u>	*Available to members only	<u>Week to week, 7 days; all others, 30 days.</u>	*Available to members only
New Hampshire NH Revised Statutes Secs. *Available to members only	<u>7 days</u>	<u>30 days for causes specified in statute.</u>	*Available to members only	<u>30 days, 7 days in certain circumstances.</u>	*Available to members only
			<u>*Available to</u>		<u>*Available to</u>

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
			members only		members only
New Jersey New Jersey Permanent Statutes Secs. *Available to members only	Come back to this later, code on line useless.		*Available to members only		*Available to members only
New Mexico NM Statutes Secs. *Available to members only	3 days	7 days, but three days for unauthorized occupant.	*Available to members only	Week to week, 7 days; month to month, 30 days	*Available to members only
New York N.Y. RPP, Article 7, Secs. *Available to members only	Come back to this later, cannot find		*Available to members only	30 days	*Available to members only
North Carolina NC General Statutes Secs. *Available to members only	10 days	Unspecified demand for possession if provided by written lease.	*Available to members only	Week to week, 2 days; month to month, 7 days; year to year, one month, all given at least that long before end of period.	*Available to members only
North Dakota ND Century Code Secs. *Available to members only	Come back to this, cannot find		*Available to members only	At least as long before end of rental period as the length of the rental period, not to exceed 30 days.	*Available to members only

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
				Month to month tenancy may be terminated at any time on 30 days notice.	
Ohio Ohio Revised Code Secs. <u>*Available to members only</u>	<u>3 days</u>	<u>3 days</u>	<u>*Available to members only</u>	<u>Week to week, 7 days; month to month 30 days.</u>	<u>*Available to members only</u>
Oklahoma OK Statutes Secs. <u>*Available to members only</u>	<u>5 days, which may be served before or after dispossession proceedings have started.</u>	<u>10 days if landlord elects to enter at the expiration of notice and cure breach himself; 15 days if the landlord elects to declare a forfeiture if the tenant fails to cure within 10 days; no notice required if tenant fails to repair a condition that affects health and safety as soon as possible.</u>	<u>*Available to members only</u>	<u>30 days if month to month; 7 days if less than month to month.</u>	<u>*Available to members only</u>
Oregon OR Revised Statutes Secs. <u>*Available to members only</u>	<u>When the tenancy is a week-to-week tenancy, at least 72 hours' written notice of nonpayment and</u>	<u>A designated date at least 14 days after delivery of notice to cure.</u>	<u>*Available to members only</u>	<u>Year to year, 60 days; month to month, 30 days</u>	<u>*Available to members only</u>

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
	<p><u>the landlord's intention to terminate the rental agreement if the rent is not paid within that period. The landlord may give this notice no sooner than on the fifth day of the rental period, including the first day the rent is due. For all other tenancies: At least 72 hours' written notice of nonpayment and the landlord's intention to terminate the rental agreement if the rent is not paid within that period. The landlord may give this notice no sooner than on the eighth day of the rental period, including the first day the rent is due; or at least</u></p>				

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
	144 hours' written notice of nonpayment and the landlord's intention to terminate the rental agreement if the rent is not paid within that period. The landlord may give this notice no sooner than on the fifth day of the rental period, including the first day the rent is due.				
Pennsylvania 68 Penn. Rev. Statutes Sec. *Available to members only	10 days	15 days if lease for less than one year or periodic, 30 days if lease for one year or more.	*Available to members only	15 days if lease for less than one year or periodic, 30 days if lease for one year or more.	*Available to members only
Rhode Island RI General Laws Secs. *Available to members only	5 days served no sooner than 15 days after rent is in arrears.	A notice specifying the breach and demanding cure within 20 days of the date of mailing or forfeiture to occur not less than 21 days from date of mailing.	*Available to members only	Week to week, served at least 10 days before date specified for termination; month to month, served at least 30 days before date specified for	*Available to members only

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
				<u>termination;</u>	
South Carolina South Carolina Code Secs. <u>*Available to members only</u>	<u>5 days</u>	<u>14 days</u>	<u>*Available to members only</u>	<u>Week to week, 7 days; month to month, 30 days.</u>	<u>*Available to members only</u>
South Dakota South Dakota Codified Laws Secs. <u>*Available to members only</u>	<u>3 days</u>	<u>Reasonable notice to cure</u>	<u>*Available to members only</u>	<u>Notice at least as long before the conclusion of each rental period as the length of the period itself.</u>	<u>*Available to members only</u>
Tennessee TN Code Secs. <u>*Available to members only</u>	<u>14 days notice to cure and termination on 30th day after service if not cured.</u>	<u>14 days notice to cure and termination on 30th day after service if not cured.</u>	<u>*Available to members only</u>	<u>Week to week, 10 days; month to month, 30 days.</u>	<u>*Available to members only</u>
Texas Texas Property Code Secs. <u>*Available to members only</u>	<u>3 days. If lease provides for time to cure, such time must be provided before eviction notice may be given.</u>	<u>3 days. If lease provides for time to cure, such time must be provided before eviction notice may be given.</u>	<u>*Available to members only</u>	<u>Month to month, 30 days; other rental periods, notice as long as the rental period itself.</u>	<u>*Available to members only</u>
Utah Utah Code Sec. <u>*Available to members only</u>	<u>3 days</u>	<u>3 days</u>	<u>*Available to members only</u>	<u>15 days</u>	<u>*Available to members only</u>
Vermont	<u>14 days.</u>	<u>30 days, 14 days for criminal activity</u>	<u>*Available to members only</u>	<u>Not specified.</u>	<u>*Available to members only</u>

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
Vermont Statutes, Title 9, Sec. *Available to members only		on the premises			
Virginia Virginia Code Secs. *Available to members only	5 days	None, but landlord may proceed in court for determination of right of reentry.	*Available to members only		*Available to members only
Washington WA Revised Code Secs. *Available to members only	3 days	10 days	*Available to members only	30 days before end of rental period	*Available to members only
West Virginia WV Code Secs. *Available to members only	None specified, but landlord may proceed with action in ejectment or unlawful detainer. If tenant pays all rent plus costs before trial, tenancy is redeemed.	None specified.	*Available to members only	Year to year, one years notice, other, notice at least as long as, and to terminate upon, end of rental period.	*Available to members only
Wisconsin Wisconsin Statutes Secs. *Available to members only	5 days. 30 days in case of lease for one year or more. A month to month tenancy is terminated if a notice of termination is	5 days. 30 days in case of lease for one year or more.	*Available to members only	28 days	*Available to members only

State	Nonpayment of rent	Breach of lease other than rent	Non-default termination by landlord	Non-default termination by tenant	Remarks
	given at least 14 days after rent is in default.				
Wyoming Wyoming Statutes Secs. *Available to members only	3 days unconditional demand for possession when rent at least 3 days in arrears	3 days unconditional demand for possession for failure to maintain	*Available to members only	No statute	*Available to members only
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