

Wyoming

Landlord - Tenant Laws Complete Guide



Wyoming Landlord-Tenant Laws: Complete Guide

Your Comprehensive Legal Reference

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Introduction

This comprehensive guide provides a complete overview of Wyoming's landlord-tenant laws. Whether you're a landlord or tenant, understanding these laws helps ensure smooth rental relationships and protects your rights.

How to Use This Guide

- For Quick Reference: Use the Table of Contents to jump to specific topics
- For Complete Understanding: Read through each section thoroughly
- For Legal Compliance: Pay attention to specific statutes and requirements

Important: This guide is for informational purposes only. For specific legal advice, consult with a qualified attorney licensed to practice in Wyoming.

Chapter 1: Security Deposit

This section covers all regulations regarding security deposits, including maximum amounts, return deadlines, and allowable deductions.

Security Deposit Maximum:

What This Means: No statute

Legal Statute:

No content available

Security Deposit Interest:

What This Means: No statute.

Legal Statute:

No content available

Separate Security Deposit Bank Account:

What This Means: No statute.

Legal Statute:

No content available

Non-refundable fees:

What This Means: There is no specific law that regulates the types of non-refundable fees a landlord can charge a tenant. However, if a landlord does include non-refundable fees, the rental agreement must clearly specify whether any part of the security deposit is non-refundable. At the time the deposit is paid, the landlord is also required to provide the tenant with written notice detailing any non-refundable fees that are part of the security deposit. This ensures transparency and ensures the tenant understands how their security deposit is being handled.

Legal Statute:

Any rental agreement shall state whether any portion of a deposit is nonrefundable and written notice of this fact shall also be provided to the renter at the time the deposit is taken by the owner or his designated agent.

W.S. 1-21-1207

Pet Deposits and Additional Fees:

What This Means: No statute.

Legal Statute:

No content available

Deadline for Returning Security Deposit:

What This Means: Landlords are required to return a tenant's security deposit within 30 days after the rental agreement ends or within 15 days after receiving the tenant's new mailing address, whichever is later. If the rental unit has suffered damage beyond normal wear and tear caused by the tenant, the landlord has an additional 30 days to return the deposit. For utility deposits, landlords must return them within 10 days once the tenant provides proof that all utility bills have been paid. If such proof is not provided, or if the landlord is required to make utility payments on the tenant's behalf, deadlines and procedures are outlined in the statute.

Legal Statute:

(a) Upon termination of the rental agreement, property or money held as a deposit may be applied by the owner or his agent to the payment of accrued rent, damages to the residential rental unit beyond reasonable wear and tear, the cost to clean the unit to the condition at the beginning of the rental agreement and to other costs provided by any contract. The balance of any deposit and prepaid rent and a written itemization of any deductions from the deposit together with reasons therefor, shall be delivered or mailed without interest to the renter within thirty (30) days after termination of the rental agreement or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later. If there is damage to the residential rental unit, this period shall be extended by thirty (30) days. The renter shall within thirty (30) days of termination of the rental agreement, notify the owner or designated agent of the location where payment and notice may be made or mailed.

(b) After termination of the rental agreement, property or money held and separately identified as a utilities deposit shall be refunded by the owner to the renter within ten (10) days of a satisfactory showing that all utility charges incurred by the renter have been paid. Absent such showing within forty-five (45) days of termination, the owner shall within fifteen (15) days

thereafter, apply the utilities deposit to the outstanding utility debt incurred by the renter. Any refund due to the renter shall be paid within seven (7) days after the utility deposit has been applied to the renter's utility debt, or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later.

(c) If the owner of a residential rental unit or his agent unreasonably fails to comply with subsection (a) or (b) of this section, the renter may recover the full deposit and court costs. In an action by a renter pursuant to this section, if the owner is the prevailing party and the court finds the renter acted unreasonably in bringing the action, the owner may be awarded court costs in addition to any other relief available.

W.S. 1-21-1208

Permitted Uses of the Deposit:

What This Means:

Landlords are permitted to use part or all of a tenant's security deposit to cover unpaid rent, damages caused by the tenant that go beyond normal wear and tear, cleaning fees, and other expenses specified in the rental agreement.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1208 - Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty

(a) Upon termination of the rental agreement, property or money held as a deposit may be applied by the owner or his agent to the payment of accrued rent, damages to the residential rental unit beyond reasonable wear and tear, the cost to clean the unit to the condition at the beginning of the rental agreement and to other costs provided by any contract. The balance of any deposit and prepaid rent and a written itemization of any deductions from the deposit together with reasons therefor, shall be delivered or mailed without interest to the renter within thirty (30) days after termination of the rental agreement or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later. If there is damage to the residential rental unit, this period shall be extended by thirty (30) days. The renter shall within thirty (30) days of termination of the rental agreement, notify the owner or designated agent of the location where payment and notice may be made or mailed.

(b) After termination of the rental agreement, property or money held and separately identified as a utilities deposit shall be refunded by the owner to the renter within ten (10) days of a satisfactory showing that all utility charges incurred by the renter have been paid. Absent such showing within forty-five (45) days of termination, the owner shall within fifteen (15) days

thereafter, apply the utilities deposit to the outstanding utility debt incurred by the renter. Any refund due to the renter shall be paid within seven (7) days after the utility deposit has been applied to the renter's utility debt, or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later.

(c) If the owner of a residential rental unit or his agent unreasonably fails to comply with subsection (a) or (b) of this section, the renter may recover the full deposit and court costs. In an action by a renter pursuant to this section, if the owner is the prevailing party and the court finds the renter acted unreasonably in bringing the action, the owner may be awarded court costs in addition to any other relief available.

W.S. 1-21-1208

Security Deposit can be Withheld:

What This Means: Yes.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1208 - Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty

(a) Upon termination of the rental agreement, property or money held as a deposit may be applied by the owner or his agent to the payment of accrued rent, damages to the residential rental unit beyond reasonable wear and tear, the cost to clean the unit to the condition at the beginning of the rental agreement and to other costs provided by any contract. The balance of any deposit and prepaid rent and a written itemization of any deductions from the deposit together with reasons therefor, shall be delivered or mailed without interest to the renter within thirty (30) days after termination of the rental agreement or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later. If there is damage to the residential rental unit, this period shall be extended by thirty (30) days. The renter shall within thirty (30) days of termination of the rental agreement, notify the owner or designated agent of the location where payment and notice may be made or mailed.

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(c) If the owner of a residential rental unit or his agent unreasonably fails to comply with subsection (a) or (b) of this section, the renter may recover the full deposit and court costs. In an action by a renter pursuant to this section, if the owner is the prevailing party and the court finds the renter acted unreasonably in bringing the action, the owner may be awarded court costs in addition to any other relief available.

W.S. 1-21-1208

Require Written Description/Itemized List of Damages and Charges:

What This Means: Yes.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1208 - Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty

(a) Upon termination of the rental agreement, property or money held as a deposit may be applied by the owner or his agent to the payment of accrued rent, damages to the residential rental unit beyond reasonable wear and tear, the cost to clean the unit to the condition at the beginning of the rental agreement and to other costs provided by any contract. The balance of any deposit and prepaid rent and a written itemization of any deductions from the deposit together with reasons therefor, shall be delivered or mailed without interest to the renter within thirty (30) days after termination of the rental agreement or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later. If there is damage to the residential rental unit, this period shall be extended by thirty (30) days. The renter shall within thirty (30) days of termination of the rental agreement, notify the owner or designated agent of the location where payment and notice may be made or mailed.

(b) After termination of the rental agreement, property or money held and separately identified as a utilities deposit shall be refunded by the owner to the renter within ten (10) days of a satisfactory showing that all utility charges incurred by the renter have been paid. Absent such showing within forty-five (45) days of termination, the owner shall within fifteen (15) days thereafter, apply the utilities deposit to the outstanding utility debt incurred by the renter. Any refund due to the renter shall be paid within seven (7) days after the utility deposit has been applied to the renter's utility debt, or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later.

(c) If the owner of a residential rental unit or his agent unreasonably fails to comply with subsection (a) or (b) of this section, the renter may recover the full deposit and court costs. In an action by a renter pursuant to this section, if the owner is the prevailing party and the court finds

the renter acted unreasonably in bringing the action, the owner may be awarded court costs in addition to any other relief available.

W.S. 1-21-1208

Receipt of Security Deposit:

What This Means: No statute.

Legal Statute:

No content available

Record Keeping of Deposit Withholdings:

What This Means: Landlords are required to mail an itemized list of deposit withholdings and provide it to the tenant along with the security deposit.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1208 - Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty

(a) Upon termination of the rental agreement, property or money held as a deposit may be applied by the owner or his agent to the payment of accrued rent, damages to the residential rental unit beyond reasonable wear and tear, the cost to clean the unit to the condition at the beginning of the rental agreement and to other costs provided by any contract. The balance of any deposit and prepaid rent and a written itemization of any deductions from the deposit together with reasons therefor, shall be delivered or mailed without interest to the renter within thirty (30) days after termination of the rental agreement or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later. If there is damage to the residential rental unit, this period shall be extended by thirty (30) days. The renter shall within thirty (30) days of termination of the rental agreement, notify the owner or designated agent of the location where payment and notice may be made or mailed.

(b) After termination of the rental agreement, property or money held and separately identified as a utilities deposit shall be refunded by the owner to the renter within ten (10) days of a satisfactory showing that all utility charges incurred by the renter have been paid. Absent such showing within forty-five (45) days of termination, the owner shall within fifteen (15) days thereafter, apply the utilities deposit to the outstanding utility debt incurred by the renter. Any

refund due to the renter shall be paid within seven (7) days after the utility deposit has been applied to the renter's utility debt, or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later.

(c) If the owner of a residential rental unit or his agent unreasonably fails to comply with subsection (a) or (b) of this section, the renter may recover the full deposit and court costs. In an action by a renter pursuant to this section, if the owner is the prevailing party and the court finds the renter acted unreasonably in bringing the action, the owner may be awarded court costs in addition to any other relief available.

W.S. 1-21-1208

Failure to Comply:

What This Means: Tenants may recover the entire security deposit amount, including court costs, if the security and utility deposits are not returned within the specified deadlines confirmed in the statute.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1208 - Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty

(a) Upon termination of the rental agreement, property or money held as a deposit may be applied by the owner or his agent to the payment of accrued rent, damages to the residential rental unit beyond reasonable wear and tear, the cost to clean the unit to the condition at the beginning of the rental agreement and to other costs provided by any contract. The balance of any deposit and prepaid rent and a written itemization of any deductions from the deposit together with reasons therefor, shall be delivered or mailed without interest to the renter within thirty (30) days after termination of the rental agreement or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later. If there is damage to the residential rental unit, this period shall be extended by thirty (30) days. The renter shall within thirty (30) days of termination of the rental agreement, notify the owner or designated agent of the location where payment and notice may be made or mailed.

(b) After termination of the rental agreement, property or money held and separately identified as a utilities deposit shall be refunded by the owner to the renter within ten (10) days of a satisfactory showing that all utility charges incurred by the renter have been paid. Absent such showing within forty-five (45) days of termination, the owner shall within fifteen (15) days thereafter, apply the utilities deposit to the outstanding utility debt incurred by the renter. Any refund due to the renter shall be paid within seven (7) days after the utility deposit has been

applied to the renter's utility debt, or within fifteen (15) days after receipt of the renter's new mailing address, whichever is later.

(c) If the owner of a residential rental unit or his agent unreasonably fails to comply with subsection (a) or (b) of this section, the renter may recover the full deposit and court costs. In an action by a renter pursuant to this section, if the owner is the prevailing party and the court finds the renter acted unreasonably in bringing the action, the owner may be awarded court costs in addition to any other relief available.

W.S. 1-21-1208

Chapter 2: Lease, Rent & Fees

This section addresses rent payment, lease terms, fees, and related financial matters.

Rent is Due:

What This Means: No statute.

Legal Statute:

No content available

Payment Methods:

What This Means: No statute.

Legal Statute:

No content available

Rent Increase Notice:

What This Means: No statute.

Legal Statute:

No content available

Late Fees:

What This Means: No statute.

Legal Statute:

No content available

Application Fees:

What This Means: No statute.

Legal Statute:

No content available

Prepaid Rent:

What This Means: No statute.

Legal Statute:

No content available

Returned Check Fees:

What This Means: Landlords are permitted to charge a fee no greater than \$30.

Legal Statute:

(a) Any person who issues a check which is not paid because the check has been dishonored for any reason has thirty (30) days following the date of a written demand mailed to the drawer of the check by United States postal service certificate of mailing at the address shown on the check or his last known address or personally served pursuant to the Wyoming Rules of Civil Procedure, to pay to the holder of the check the amount of the check and a collection fee not to exceed thirty dollars (\$30.00). The demand shall state that the drawer is required to pay the value of the check and the collection fee demanded and shall state the collection fee provided for in this section.

(b) Any person who fails to pay the amount of the check and the collection fee as set forth in subsection (a) of this section within thirty (30) days following the date of a written demand, mailed to or served on the drawer in accordance with subsection (a) of this section, is liable to the holder of the check for three (3) times the amount of the check, but in no case less than one hundred dollars (\$100.00), a collection fee of thirty dollars (\$30.00), and court costs.

(c) In extraordinary cases, including cases in which the court determines that the party who wrote the check has raised dilatory or bad faith defenses, the court may award the prevailing party reasonable attorney fees.

(d) Nothing in this section shall prevent the criminal prosecution of the person who issues the check. However, any payment made by the defendant to a victim pursuant to an order for restitution entered in a criminal case pursuant to W.S. 7-9-101 through 7-9-112 or 6-3-704(b), shall be set off against any judgment in favor of the victim in a civil action brought under this section arising out of the same facts or event.

(e) A cause of action under this section may be brought in small claims court, if the amount of the demand does not exceed the jurisdiction of that court, or in any other appropriate court.

(f) As used in this section, \"check,\" \"drawee,\" \"drawer\" and \"issue\" have the same meaning as defined in W.S. 6-3-701.

Tenant Allowed to Withhold Rent for Failure to Provide Essential Services (Water, Heat, etc.):

What This Means: Tenants are not allowed to withhold rent for any reason. If a tenant withholds rent, the landlord can lawfully begin the eviction process. When essential services are interrupted or repairs are needed, the tenant must notify the landlord in writing and give them a \"reasonable time\" to complete the repairs. Tenants must also be current on their rent payments to request these repairs. The landlord can refuse to make the repair if they dispute the tenant's claim.

Legal Statute:

(a) To protect the physical health and safety of the renter, each owner shall:

(i) Not rent the residential rental unit unless it is reasonably safe, sanitary and fit for human occupancy;

(ii) Maintain common areas of the residential rental unit in a sanitary and reasonably safe condition;

(iii) Maintain electrical systems, plumbing, heating and hot and cold water; and

(iv) Maintain other appliances and facilities as specifically contracted in the rental agreement.

(b) If the renter is current on all payments required by the rental agreement and has reasonable cause supported by evidence to believe the residential rental unit does not comply with the standards for health and safety required under this article, the renter shall advise the owner in writing of the condition and specify the remedial action the renter requests be taken by the owner. Within a reasonable time after receipt of this notice, the owner shall either commence action to correct the condition of the residential rental unit or notify the renter in writing that the owner disputes the renter's claim. The notices required by this subsection shall be served by certified mail or in the manner specified by W.S. 1-21-1003.

(c) The owner shall not be required to correct or remedy any condition caused by the renter, the renter's family or the renter's guests or invitees by inappropriate use or misuse of the property during the rental term or any extension of it.

(d) The owner may refuse to correct the condition of the residential rental unit and terminate the rental agreement if the costs of repairs exceeds an amount which would be reasonable in light of the rent charged, the nature of the rental property or rental agreement. If the owner refuses to correct the condition and intends to terminate the rental agreement, he shall notify the renter in writing within a reasonable time after receipt of the notice of noncompliance and shall provide the renter with sufficient time to find substitute housing, which shall be no less than ten (10) days nor more than twenty (20) days from the date of the notice. If the rental agreement is terminated, the rent paid shall be prorated to the date the renter vacates the unit and any balance shall be refunded to the renter along with any deposit due in accordance with W.S. 1-21-1208.

(e) The owner is not liable under this article for claims for mental suffering or anguish.

W.S. 1-21-1203

Tenant Allowed to Repair and Deduct Rent:

What This Means: No. Tenants are permitted to make repairs themselves, but they cannot deduct the cost from their rent. Before taking action, tenants must notify the landlord about the required repairs and allow a "reasonable time" for the landlord to address the issue. Tenants may also issue a "notice to repair or correct condition," formally requesting the repairs. If the landlord does not comply, the tenant has the ability to sue in civil court and may be awarded costs, damages, or other remedies.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1206 - Renter's remedies; notice to owner or agent; judicial remedy; rights under termination of rental agreement

(a) The remedies set forth in this section are available to a renter in compliance with all provisions of W.S. 1-21-1204 and 1-21-1205 when the rental agreement has not been lawfully terminated pursuant to W.S. 1-21-1203(d).

(b) If a reasonable time has elapsed after the renter has served written notice on the owner under W.S. 1-21-1203 and the owner has failed to respond or to correct the condition described in the notice, the renter may cause a "notice to repair or correct condition" to be prepared and served on the owner by certified mail or in the manner specified by W.S. 1-21-1003. This notice shall:

(i) Recite the previous notice served under W.S. 1-21-1203(b);

(ii) State the number of days that have elapsed since the notice was served and that under the circumstances the period of time constitutes the reasonable time allowed under W.S. 1-21-1203(b);

(iii) State the conditions included in the previous notice which have not been corrected;

(iv) Demand that the uncorrected conditions be corrected; and(v) State that if the owner fails to commence reasonable corrective action within three (3) days he will seek redress in the courts.

(c) If the owner has not corrected or used due diligence to correct the conditions following notice under this section, or if the owner has notified the renter that the claim is disputed, the renter may commence a civil action in circuit court. The court shall endorse on the summons the number of days within which the owner is required to appear and defend the action, which shall not be less than three (3) nor more than twenty (20) days from the date of service. Upon a showing of an unreasonable refusal to correct or the failure to use due diligence to correct a condition described in this article, the renter may be awarded costs, damages and affirmative relief as determined by the court. Damages awarded to the renter may include rent improperly retained or collected. Affirmative relief may include a declaration terminating the rental agreement, or an order directing the owner to make reasonable repairs.

(d) If the court terminates the rental agreement pursuant to subsection (c) of this section, the renter is entitled to receive a refund of the balance of the rent and the deposit on the rental unit within thirty (30) days of the date the agreement is ordered terminated. The renter shall be required to vacate the rental unit no sooner than ten (10) days nor later than twenty (20) days after termination of the rental agreement by a court.

W.S. 1-21-1206

Self-Help Evictions:

What This Means: No statute.

Legal Statute:

No content available

Landlord Allowed to Recover Court and Attorney's Fees:

What This Means: Yes.

Legal Statute:

(a) If the renter does not vacate the premises as required by a court order issued pursuant to W.S. 1-21-1001 et seq., the sheriff may remove the renter's possessions and prevent the renter from reentering the premises without further action by the court.

(b) If the renter damages the rental property, the owner may apply any property or money held as a deposit to the payment of damages as provided in W.S. 1-21-1208(a) and the renter shall remain liable for any damages beyond the damages paid by the deposit, plus interest at ten percent (10%) per annum on any unpaid amounts. The owner may take any legal action available to recover damages caused to the unit by the renter.

Landlord Must Make a Reasonable Attempt to Mitigate Damages to Lessee, including an Attempt to Re-rent:

What This Means: No statute.

Legal Statute:

No content available

Chapter 3: Notices and Entry

This section outlines notice requirements and rules governing landlord entry to rental properties.

Notice to Terminate Tenancy:

What This Means: No statute. Typically, no notice is given as the lease simply expires.

Legal Statute:

No content available

Notice to Terminate a Periodic Lease – Month-to-Month:

What This Means: No statute.

Legal Statute:

No content available

Notice to Terminate a Periodic Lease – Week-to-week:

What This Means: No statute.

Legal Statute:

No content available

Notice to Terminate Lease due to Sale of Property:

What This Means: No statute.

Legal Statute:

No content available

Notice of date/time of Move-Out Inspection:

What This Means: No statute.

Legal Statute:

No content available

Notice of Termination for Nonpayment:

What This Means: Three days.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1002 - When proceedings allowed

(a) Proceedings for forcible entry and detainer may be had in any of the following cases:

(i) Against tenants holding over their terms or after a failure to pay rent for three (3) days after it is due;

(ii) In sales of real estate on execution, orders or other judicial process, including proceedings for the foreclosure of a mortgage by court action, when the judgment debtor was in possession at the time of rendition of the judgment or decree by virtue of which the sale was made;

(iii) When real estate has been sold under a power of sale contained in any mortgage or trust deed and the purchaser or his assignee has demanded possession;

(iv) Any sale by executors, administrators, guardians or on partition where any of the parties to the petition were in possession at the commencement of the suit, after the sale has been examined by the proper court and adjudged legal;

(v) In cases where the defendant is a settler or occupier of lands or tenements, without color of title, to which the complainant has the right of possession;

(vi) Against renters in violation of any terms imposed under W.S. 1-21-1204 or 1-21-1205.(b)

This section shall not be construed as limiting the provisions of W.S. 1-21-1201 through 1-21-1210.

W.S. 1-21-1002

Notice for Lease Violation:

What This Means: Three days.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1002 - When proceedings allowed

(a) Proceedings for forcible entry and detainer may be had in any of the following cases:

(i) Against tenants holding over their terms or after a failure to pay rent for three (3) days after it is due;

(ii) In sales of real estate on execution, orders or other judicial process, including proceedings for the foreclosure of a mortgage by court action, when the judgment debtor was in possession at the time of rendition of the judgment or decree by virtue of which the sale was made;

(iii) When real estate has been sold under a power of sale contained in any mortgage or trust deed and the purchaser or his assignee has demanded possession;

(iv) Any sale by executors, administrators, guardians or on partition where any of the parties to the petition were in possession at the commencement of the suit, after the sale has been examined by the proper court and adjudged legal;

(v) In cases where the defendant is a settler or occupier of lands or tenements, without color of title, to which the complainant has the right of possession;

(vi) Against renters in violation of any terms imposed under W.S. 1-21-1204 or 1-21-1205.(b)

This section shall not be construed as limiting the provisions of W.S. 1-21-1201 through 1-21-1210.

W.S. 1-21-1002

Required Notice before Entry:

What This Means: No statute.

Legal Statute:

No content available

Entry Allowed with Notice for Maintenance and Repairs:

What This Means: Yes. Generally speaking, tenants are prohibited from \"unreasonably\" denying access to the rental unit or refusing a landlord entry.

Legal Statute:

Current through the 2024 legislative session

Section 1-21-1205 - Prohibited acts by renter

(a) No renter shall:

(i) Intentionally or negligently destroy, deface, damage, impair or remove any part of the residential rental unit or knowingly permit any person to do so;

(ii) Interfere with another person's peaceful enjoyment of the residential property; or

(iii) Unreasonably deny access to, refuse entry to or withhold consent to enter the residential rental unit to the owner, agent or manager for the purpose of making repairs to or inspecting the unit, and showing the unit for rent or sale.

W.S. 1-21-1205

Emergency Entry Allowed without Notice:

What This Means: Yes.

Legal Statute:

No content available

Entry Allowed During Tenant's Extended Absence:

What This Means: Yes.

Legal Statute:

No content available

Entry Allowed with Notice for Showing the Property:

What This Means: No statute.

Legal Statute:

No content available

Notice to Tenants for Pesticide Use:

What This Means: No statute.

Legal Statute:

No content available

Lockouts Allowed:

What This Means: No statute.

Legal Statute:

No content available

Utility Shut-offs Allowed:

What This Means: No statute.

Legal Statute:

No content available

Electronic Notices Allowed:

What This Means: no

Legal Statute:

No content available

Quick Reference Guide



Key Wyoming Rental Law Highlights

Legal Disclaimer

This guide is provided for informational purposes only and does not constitute legal advice. Laws may change, and individual circumstances vary.

For specific legal questions or disputes, consult with a qualified attorney licensed to practice in Wyoming.

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Links To Statutes

- [Wyo. Stat. § 1-21-1001](#) – Jurisdiction of circuit courts
- [Wyo. Stat. § 1-21-1002](#) – When proceedings allowed
- [Wyo. Stat. § 1-21-1002](#) – When proceedings allowed
- [Wyo. Stat. § 1-21-1003](#) – Notice to quit premises required
- [Wyo. Stat. § 1-21-1004](#) – Summons; service and return
- [Wyo. Stat. § 1-21-1005](#) – Proceedings when defendant fails to appear
- [Wyo. Stat. § 1-21-1006](#) – Proceedings when defendant appears
- [Wyo. Stat. § 1-21-1007](#) – Bond on granting continuance
- [Wyo. Stat. § 1-21-1008](#) – Trial by judge or jury; judgment and costs
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- [Wyo. Stat. § 1-21-1012](#) – Writ of restitution; issuance
- [Wyo. Stat. § 1-21-1013](#) – Writ of restitution; execution and return
- [Wyo. Stat. § 1-21-1014](#) – Proceedings upon stay on appeal; bond required
- [Wyo. Stat. § 1-21-1015](#) – Rents to be deposited on appeal
- [Wyo. Stat. § 1-21-1016](#) – Ejectment no barred
- [Wyo. Stat. § 1-21-1017](#) – Corporate and business representation in proceedings
- [Wyo. Stat. § 1-21-1201](#) – Definitions
- [Wyo. Stat. § 1-21-1202](#) – Duties of owners and renters; generally

- [Wyo. Stat. § 1-21-1202](#) – Duties of owners and renters; generally
- [Wyo. Stat. § 1-21-1203](#) – Owner's duties; notice by renter of noncompliance; duty to correct; exceptions; termination of rental agreement; liability limited
- [Wyo. Stat. § 1-21-1204](#) – Renter's duties
- [Wyo. Stat. § 1-21-1204](#) – Renter's duties
- [Wyo. Stat. § 1-21-1205](#) – Prohibited acts by renter
- [Wyo. Stat. § 1-21-1205](#) – Prohibited acts by renter
- [Wyo. Stat. § 1-21-1206](#) – Renter's remedies; notice to owner or agent; judicial remedy; rights under termination of rental agreement
- [Wyo. Stat. § 1-21-1206](#) – Renter's remedies; notice to owner or agent; judicial remedy; rights under termination of rental agreement
- [Wyo. Stat. § 1-21-1207](#) – Required notice of nonrefundable deposit
- [Wyo. Stat. § 1-21-1208\(a\)](#) – Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty
- [Wyo. Stat. § 1-21-1208\(b\)](#) – Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty
- [Wyo. Stat. § 1-21-1208\(c\)](#) – Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty
- [Wyo. Stat. § 1-21-1208](#) – Deductions from deposit; written itemization; time limits; failure to give notice; recovery by renter; utilities deposit; penalty
- [Wyo. Stat. § 1-21-1209](#) – Holder of owner's interest bound by provisions
- [Wyo. Stat. § 1-21-1210](#) – Possession of premises and disposition of personal property abandoned by renter after termination of rental agreement
- [Wyo. Stat. § 1-21-1211\(b\)](#) – Owner's remedies; eviction; judicial remedies; damages
- [Wyo. Stat. § 1-21-1211](#) – Owner's remedies; eviction; judicial remedies; damages
- [Wyo. Stat. § 1-21-1301](#) – Short title
- [Wyo. Stat. § 1-21-1302](#) – Definitions
- [Wyo. Stat. § 1-21-1303](#) – Breach of lease; recovery of rent; affirmative defense
- [Wyo. Stat. § 1-21-1303](#) – Breach of lease; recovery of rent; affirmative defense

- [Wyo. Stat. § 1-21-1304](#) – Prohibition of waiver or modification
- [Wyo. Stat. § 1-1-115\(b\)](#) – Civil liability for unpaid checks
- [Wyo. Stat. §§ 1-21-1203](#) – Owner’s duties; notice by renter of noncompliance; duty to correct; exceptions; termination of rental agreement; liability limited
- [Wyo. Stat. § 1-21-1203\(a\)\(i-iv\)](#) – Owner’s duties; notice by renter of noncompliance; duty to correct; exceptions; termination of rental agreement; liability limited