

## HOUSE BILL NO. HB0210

Landlord/tenant-return of deposits.

Sponsored by: Representative(s) Greene, Connolly, Harvey,  
Illoway and Nicholas, B. and Senator(s)  
Hastert and Rothfuss

A BILL

for

1 AN ACT relating to civil procedure; providing that an owner  
2 of residential rental property who unreasonably fails to  
3 return a rental deposit is liable for double the amount of  
4 the full deposit; and providing for an effective date.

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6 *Be It Enacted by the Legislature of the State of Wyoming:*

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8 **Section 1.** W.S. 1-21-1208(c) is amended to read:

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10 **1-21-1208. Deductions from deposit; written**  
11 **itemization; time limits; failure to give notice; recovery**  
12 **by renter; utilities deposit; penalty.**

13

14 (c) If the owner of a residential rental unit or his  
15 agent unreasonably fails to comply with subsection (a) or  
16 (b) of this section, the renter may recover double the

1 amount of the full deposit and court costs. In an action by  
2 a renter pursuant to this section, if the owner is the  
3 prevailing party and the court finds the renter acted  
4 unreasonably in bringing the action, the owner may be  
5 awarded court costs in addition to any other relief  
6 available.

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8 **Section 2.** This act is effective July 1, 2011.

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(END)