

Alabama

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
enCompliance.com

■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Alabama. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 14 categories

■ Table of Contents

- [1. Additional Requirements](#) (10 rules)
- [2. Additional Topics](#) (8 rules)
- [3. Core Lease Requirements](#) (7 rules)
- [4. Entry & Access](#) (5 rules)
- [5. Eviction Procedures](#) (9 rules)
- [6. Fair Housing](#) (7 rules)
- [7. Financial Terms](#) (8 rules)
- [8. Habitability & Repairs](#) (11 rules)
- [9. Local Ordinances](#) (5 rules)
- [10. Property Management Licensing](#) (6 rules)
- [11. Reporting & Documentation](#) (5 rules)
- [12. Retaliation](#) (4 rules)
- [13. Security Deposits](#) (8 rules)
- [14. Special Situations](#) (10 rules)

1. ADDITIONAL REQUIREMENTS

- 1. Rental Registration (No state requirement; check local ordinances)
■ *Legal Reference: No state requirement; check local ordinances*
- 2. Business License (Local ordinances)
■ *Legal Reference: Local ordinances*
- 3. Rental Tax (No state rental tax; local may vary)
■ *Legal Reference: No state rental tax; local may vary*
- 4. Insurance Requirements (No specific statute; general business practice)
■ *Legal Reference: No specific statute; general business practice*
- 5. Pet Policies (No specific statute; § 35-9A-161 (lease terms))
■ *Legal Reference: [No specific statute; § 35-9A-161 \(lease terms\)](#) (click to view statute)*
- 6. Subletting & Assignment (Ala. Code § 35-9A-304)
■ *Legal Reference: [Ala. Code § 35-9A-304](#) (click to view statute)*
- 7. Guest Policies (Ala. Code § 35-9A-304)
■ *Legal Reference: [Ala. Code § 35-9A-304](#) (click to view statute)*
- 8. Lease Renewal Fees (No specific statute)
■ *Legal Reference: No specific statute*
- 9. Move-In/Move-Out Inspections (No specific statute; best practice)
■ *Legal Reference: No specific statute; best practice*
- 10. Rent Payment Methods (No specific statute)
■ *Legal Reference: No specific statute*

2. ADDITIONAL TOPICS

- 1. Rent Payment Grace Periods (No Alabama statute)
■ *Legal Reference: No Alabama statute*
- 2. Notice Delivery Methods (Ala. Code § 35-9A-144)
■ *Legal Reference: [Ala. Code § 35-9A-144](#) (click to view statute)*

● **3. Small Claims Court (Ala. Code § 6-3-2)**

■ *Legal Reference: [Ala. Code § 6-3-2](#) (click to view statute)*

● **4. Landlord Liens (Ala. Code § 35-9A-425)**

■ *Legal Reference: [Ala. Code § 35-9A-425](#) (click to view statute)*

● **5. Lease Assignment by Landlord (Ala. Code § 35-9A-205)**

■ *Legal Reference: [Ala. Code § 35-9A-205](#) (click to view statute)*

● **6. Attorney Fees (Ala. Code § 35-9A-163)**

■ *Legal Reference: [Ala. Code § 35-9A-163](#) (click to view statute)*

● **7. Good Faith Requirement (Ala. Code § 35-9A-142)**

■ *Legal Reference: [Ala. Code § 35-9A-142](#) (click to view statute)*

● **8. Unconscionable Agreements (Ala. Code § 35-9A-143)**

■ *Legal Reference: [Ala. Code § 35-9A-143](#) (click to view statute)*

3. CORE LEASE REQUIREMENTS

● **1. Lease Formation & Disclosures (Ala. Code § 35-9A-202)**

■ *Legal Reference: [Ala. Code § 35-9A-202](#) (click to view statute)*

● **2. Written Lease Requirements (Ala. Code § 35-9A-161)**

■ *Legal Reference: [Ala. Code § 35-9A-161](#) (click to view statute)*

● **3. Lease Language Requirements (Ala. Code § 35-9A-163)**

■ *Legal Reference: [Ala. Code § 35-9A-163](#) (click to view statute)*

● **4. Lease Addendums (Various Ala. Code § 35-9A sections)**

■ *Legal Reference: [Various Ala. Code § 35-9A sections](#) (click to view statute)*

● **5. Lease Renewal (Ala. Code § 35-9A-161(d), § 35-9A-441)**

■ *Legal Reference: [Ala. Code § 35-9A-161\(d\), § 35-9A-441](#) (click to view statute)*

● **6. Lease Termination (Ala. Code § 35-9A-441)**

■ *Legal Reference: [Ala. Code § 35-9A-441](#) (click to view statute)*

● **7. Early Termination (Ala. Code § 35-9A-406)**

■ *Legal Reference:* [Ala. Code § 35-9A-406](#) (click to view statute)

4. ENTRY & ACCESS

● **1. Landlord's Right to Access** (Ala. Code § 35-9A-303)

■ *Legal Reference:* [Ala. Code § 35-9A-303](#) (click to view statute)

● **2. Emergency Access** (Ala. Code § 35-9A-303)

■ *Legal Reference:* [Ala. Code § 35-9A-303](#) (click to view statute)

● **3. Tenant's Refusal of Access** (Ala. Code § 35-9A-442)

■ *Legal Reference:* [Ala. Code § 35-9A-442](#) (click to view statute)

● **4. Landlord's Abuse of Access** (Ala. Code § 35-9A-442)

■ *Legal Reference:* [Ala. Code § 35-9A-442](#) (click to view statute)

● **5. Keys and Locks** (No specific statute; general landlord duty)

■ *Legal Reference:* *No specific statute; general landlord duty*

5. EVICTION PROCEDURES

● **1. Eviction for Nonpayment of Rent** (Ala. Code § 35-9A-421(b))

■ *Legal Reference:* [Ala. Code § 35-9A-421\(b\)](#) (click to view statute)

● **2. Eviction for Lease Violations** (Ala. Code § 35-9A-421(c)(d))

■ *Legal Reference:* [Ala. Code § 35-9A-421\(c\)\(d\)](#) (click to view statute)

● **3. Eviction for Material Noncompliance** (Ala. Code § 35-9A-421(e))

■ *Legal Reference:* [Ala. Code § 35-9A-421\(e\)](#) (click to view statute)

● **4. Self-Help Eviction Prohibited** (Ala. Code § 35-9A-427)

■ *Legal Reference:* [Ala. Code § 35-9A-427](#) (click to view statute)

● **5. Eviction Court Jurisdiction** (Ala. Code § 35-9A-461, § 35-9A-123)

■ *Legal Reference:* [Ala. Code § 35-9A-461, § 35-9A-123](#) (click to view statute)

● **6. Eviction Timeline** (Ala. Code § 35-9A-421)

■ *Legal Reference:* [Ala. Code § 35-9A-421](#) (click to view statute)

● **7. Tenant Defenses to Eviction (Ala. Code § 35-9A-405)**

■ *Legal Reference:* [Ala. Code § 35-9A-405](#) (click to view statute)

● **8. Holdover Tenants (Ala. Code § 35-9A-441)**

■ *Legal Reference:* [Ala. Code § 35-9A-441](#) (click to view statute)

● **9. Abandonment (Ala. Code § 35-9A-423)**

■ *Legal Reference:* [Ala. Code § 35-9A-423](#) (click to view statute)

6. FAIR HOUSING

● **1. Federal Fair Housing Act (Federal Fair Housing Act, 42 U.S.C. § 3604)**

■ *Legal Reference:* [Federal Fair Housing Act, 42 U.S.C. § 3604](#) (click to view statute)

● **2. Alabama Fair Housing (Ala. Code Title 24, Chapter 8)**

■ *Legal Reference:* [Ala. Code Title 24, Chapter 8](#) (click to view statute)

● **3. Reasonable Accommodations for Disabilities (Fair Housing Act, 42 U.S.C. § 3604(f)(3)(B))**

■ *Legal Reference:* [Fair Housing Act, 42 U.S.C. § 3604\(f\)\(3\)\(B\)](#) (click to view statute)

● **4. Familial Status Protection (Fair Housing Act, 42 U.S.C. § 3604)**

■ *Legal Reference:* [Fair Housing Act, 42 U.S.C. § 3604](#) (click to view statute)

● **5. Discriminatory Advertising (Fair Housing Act, 42 U.S.C. § 3604(c); Ala. Code § 24-8-6)**

■ *Legal Reference:* [Fair Housing Act, 42 U.S.C. § 3604\(c\)](#); [Ala. Code § 24-8-6](#) (click to view statute)

● **6. Screening Criteria (Fair Housing Act application)**

■ *Legal Reference:* [Fair Housing Act application](#)

● **7. Fair Housing Complaints (Fair Housing Act enforcement)**

■ *Legal Reference:* [Fair Housing Act enforcement](#) (click to view statute)

7. FINANCIAL TERMS

● **1. Rent Amount & Payment (Ala. Code § 35-9A-161(c))**

■ *Legal Reference:* [Ala. Code § 35-9A-161\(c\)](#) (click to view statute)

● **2. Rent Increases (Ala. Code § 11-80-8.1 (rent control ban))**

■ *Legal Reference:* [Ala. Code § 11-80-8.1 \(rent control ban\)](#) (click to view statute)

● **3. Late Fees** (No specific statute; general contract law)

■ *Legal Reference:* *No specific statute; general contract law*

● **4. NSF/Bounced Check Fees** (Ala. Code § 8-8-15)

■ *Legal Reference:* [Ala. Code § 8-8-15](#) (click to view statute)

● **5. Application Fees** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **6. Move-In Fees** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **7. Pet Fees & Deposits** (Ala. Code § 35-9A-201(a); Fair Housing Act)

■ *Legal Reference:* [Ala. Code § 35-9A-201\(a\); Fair Housing Act](#) (click to view statute)

● **8. Utilities** (Ala. Code § 35-9A-404, § 35-9A-427)

■ *Legal Reference:* [Ala. Code § 35-9A-404, § 35-9A-427](#) (click to view statute)

8. HABITABILITY & REPAIRS

● **1. Landlord's Duty to Maintain** (Ala. Code § 35-9A-204)

■ *Legal Reference:* [Ala. Code § 35-9A-204](#) (click to view statute)

● **2. Tenant's Duty to Maintain** (Ala. Code § 35-9A-301)

■ *Legal Reference:* [Ala. Code § 35-9A-301](#) (click to view statute)

● **3. Notice of Defects** (Ala. Code § 35-9A-401)

■ *Legal Reference:* [Ala. Code § 35-9A-401](#) (click to view statute)

● **4. Tenant Remedies for Landlord Noncompliance** (Ala. Code § 35-9A-401)

■ *Legal Reference:* [Ala. Code § 35-9A-401](#) (click to view statute)

● **5. Repair and Deduct** (Ala. Code § 35-9A-401)

■ *Legal Reference:* [Ala. Code § 35-9A-401](#) (click to view statute)

● **6. Emergency Repairs** (Ala. Code § 35-9A-303)

■ *Legal Reference:* [Ala. Code § 35-9A-303](#) (click to view statute)

● **7. Mold Disclosure** (No specific Alabama statute)

■ *Legal Reference: No specific Alabama statute*

● **8. Lead-Based Paint Disclosure** (Federal requirement (42 U.S.C. § 4852d))

■ *Legal Reference: [Federal requirement \(42 U.S.C. § 4852d\)](#) (click to view statute)*

● **9. Carbon Monoxide Detectors** (Ala. Code § 34-37-3)

■ *Legal Reference: [Ala. Code § 34-37-3](#) (click to view statute)*

● **10. Smoke Detectors** (Ala. Code § 35-9A-204; local codes)

■ *Legal Reference: [Ala. Code § 35-9A-204; local codes](#) (click to view statute)*

● **11. Bedbug Laws** (No specific Alabama statute)

■ *Legal Reference: No specific Alabama statute*

9. LOCAL ORDINANCES

● **1. City-Specific Requirements** (Various local ordinances)

■ *Legal Reference: Various local ordinances*

● **2. County Requirements** (Local ordinances)

■ *Legal Reference: Local ordinances*

● **3. Building Codes** (State and local building codes)

■ *Legal Reference: State and local building codes*

● **4. Health Codes** (State and local health regulations)

■ *Legal Reference: State and local health regulations*

● **5. Zoning Compliance** (Local zoning ordinances)

■ *Legal Reference: Local zoning ordinances*

10. PROPERTY MANAGEMENT LICENSING

● **1. Real Estate License Requirement** (Ala. Code § 34-27-1 et seq.; AREC Rules)

■ *Legal Reference: [Ala. Code § 34-27-1 et seq.; AREC Rules](#) (click to view statute)*

● **2. Real Estate Salesperson License** (Ala. Code § 34-27-32, § 34-27-33)

■ *Legal Reference:* [Ala. Code § 34-27-32, § 34-27-33 \(click to view statute\)](#)

● **3. Real Estate Broker License (Ala. Code § 34-27-32)**

■ *Legal Reference:* [Ala. Code § 34-27-32 \(click to view statute\)](#)

● **4. Continuing Education (Ala. Code § 34-27-35)**

■ *Legal Reference:* [Ala. Code § 34-27-35 \(click to view statute\)](#)

● **5. Trust Account Requirements (AREC rules)**

■ *Legal Reference:* [AREC rules \(click to view statute\)](#)

● **6. Property Management Agreement (AREC rules; general contract law)**

■ *Legal Reference:* [AREC rules; general contract law](#)

11. REPORTING & DOCUMENTATION

● **1. Record Retention (AREC rules for licensed property managers; general business practice)**

■ *Legal Reference:* [AREC rules for licensed property managers; general business practice \(click to view statute\)](#)

● **2. Rent Payment Records (General business practice)**

■ *Legal Reference:* [General business practice](#)

● **3. Maintenance Logs (General business practice; § 35-9A-204 (repair duty))**

■ *Legal Reference:* [General business practice; § 35-9A-204 \(repair duty\) \(click to view statute\)](#)

● **4. Incident Reports (General business practice)**

■ *Legal Reference:* [General business practice](#)

● **5. Written Communications (Best practice)**

■ *Legal Reference:* [Best practice](#)

12. RETALIATION

● **1. Prohibited Retaliatory Conduct (Ala. Code § 35-9A-501)**

■ *Legal Reference:* [Ala. Code § 35-9A-501 \(click to view statute\)](#)

● **2. Presumption of Retaliation (Ala. Code § 35-9A-501)**

■ *Legal Reference:* [Ala. Code § 35-9A-501 \(click to view statute\)](#)

● **3. Tenant Remedies for Retaliation** (Ala. Code § 35-9A-501)

■ *Legal Reference:* [Ala. Code § 35-9A-501](#) (click to view statute)

● **4. Exceptions to Retaliation Claims** (Ala. Code § 35-9A-501(b))

■ *Legal Reference:* [Ala. Code § 35-9A-501\(b\)](#) (click to view statute)

13. SECURITY DEPOSITS

● **1. Security Deposit Limits** (Ala. Code § 35-9A-201(a))

■ *Legal Reference:* [Ala. Code § 35-9A-201\(a\)](#) (click to view statute)

● **2. Security Deposit Storage** (Ala. Code § 35-9A-201)

■ *Legal Reference:* [Ala. Code § 35-9A-201](#) (click to view statute)

● **3. Security Deposit Return** (Ala. Code § 35-9A-201(b)(c))

■ *Legal Reference:* [Ala. Code § 35-9A-201\(b\)\(c\)](#) (click to view statute)

● **4. Allowable Deductions** (Ala. Code § 35-9A-201(b))

■ *Legal Reference:* [Ala. Code § 35-9A-201\(b\)](#) (click to view statute)

● **5. Itemization Requirements** (Ala. Code § 35-9A-201(c))

■ *Legal Reference:* [Ala. Code § 35-9A-201\(c\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding** (Ala. Code § 35-9A-201(f))

■ *Legal Reference:* [Ala. Code § 35-9A-201\(f\)](#) (click to view statute)

● **7. Interest on Deposits** (Ala. Code § 35-9A-201)

■ *Legal Reference:* [Ala. Code § 35-9A-201](#) (click to view statute)

● **8. Transfer of Deposit Obligations** (Ala. Code § 35-9A-201(h))

■ *Legal Reference:* [Ala. Code § 35-9A-201\(h\)](#) (click to view statute)

14. SPECIAL SITUATIONS

● **1. Military Service Members** (Federal Servicemembers Civil Relief Act (SCRA), 50 U.S.C. § 3901 et seq.)

■ *Legal Reference:* [Federal Servicemembers Civil Relief Act \(SCRA\), 50 U.S.C. § 3901 et seq.](#) (click to view statute)

● **2. Domestic Violence Victims** (No specific Alabama statute for early termination)

■ *Legal Reference: No specific Alabama statute for early termination*

● **3. Death of Tenant** (General Alabama law)

■ *Legal Reference: General Alabama law*

● **4. Lease Provisions for Deceased Tenants** (No specific statute)

■ *Legal Reference: No specific statute*

● **5. Foreclosure Impact on Tenants** (Federal Protecting Tenants at Foreclosure Act (expired 2014); Alabama law)

■ *Legal Reference: Federal Protecting Tenants at Foreclosure Act (expired 2014); Alabama law*

● **6. Squatters' Rights/Adverse Possession** (Ala. Code § 6-5-200 (10-year statute); § 6-5-210 (20-year statute))

■ *Legal Reference: [Ala. Code § 6-5-200 \(10-year statute\)](#); [§ 6-5-210 \(20-year statute\)](#) (click to view statute)*

● **7. Rent Control** (Ala. Code § 11-80-8.1)

■ *Legal Reference: [Ala. Code § 11-80-8.1](#) (click to view statute)*

● **8. Short-Term Rentals (Airbnb/VRBO)** (No comprehensive state statute; local ordinances)

■ *Legal Reference: No comprehensive state statute; local ordinances*

● **9. HOA/Condo Association Rental Restrictions** (Ala. Code § 35-8-16 (HOAs); § 35-8A-101 et seq. (Condos))

■ *Legal Reference: [Ala. Code § 35-8-16 \(HOAs\)](#); [§ 35-8A-101 et seq. \(Condos\)](#) (click to view statute)*

● **10. Commercial Property** (Ala. Code § 35-9A-122 (exclusions))

■ *Legal Reference: [Ala. Code § 35-9A-122 \(exclusions\)](#) (click to view statute)*

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference: Various local ordinances*

● **2. County Requirements (Local ordinances)**

■ *Legal Reference: Local ordinances*

● **3. Building Codes (State and local building codes)**

■ *Legal Reference: State and local building codes*

● **4. Health Codes (State and local health regulations)**

■ *Legal Reference: State and local health regulations*

● **5. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference: Local zoning ordinances*

For the most current information, always consult official state sources.

- Visit **enCompliance.com** for:
- Automated document compliance analysis
 - Real-time regulatory change monitoring
 - State-specific compliance alerts

■ Questions or need legal review? Contact: **support@enCompliance.com**

Document ID: AL-COMP-20261001