

Arkansas

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Arkansas. 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 90 compliance requirements across 15 categories

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1. BUSINESS OPERATIONS

- 1. Business License (No statewide requirement; local ordinances vary)
■ *Legal Reference:* [No statewide requirement; local ordinances vary \(click to view statute\)](#)
- 2. Rental Registration (No statewide requirement; local ordinances vary)
■ *Legal Reference:* [No statewide requirement; local ordinances vary \(click to view statute\)](#)
- 3. Insurance Requirements (No specific landlord insurance requirement)
■ *Legal Reference:* [No specific landlord insurance requirement](#)
- 4. Tax Reporting (Federal and Arkansas tax law)
■ *Legal Reference:* [Federal and Arkansas tax law \(click to view statute\)](#)
- 5. Lead-Based Paint Disclosure (Federal law - 42 U.S.C. § 4852d)
■ *Legal Reference:* [Federal law - 42 U.S.C. § 4852d \(click to view statute\)](#)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (A.C.A. § 18-17-301, § 18-17-401)
■ *Legal Reference:* [A.C.A. § 18-17-301, § 18-17-401 \(click to view statute\)](#)
- 2. Written Lease Requirements (A.C.A. § 18-17-301)
■ *Legal Reference:* [A.C.A. § 18-17-301 \(click to view statute\)](#)
- 3. Lease Language Requirements (A.C.A. § 18-17-801)
■ *Legal Reference:* [A.C.A. § 18-17-801 \(click to view statute\)](#)
- 4. Lease Addendums (Various A.C.A. sections)
■ *Legal Reference:* [Various A.C.A. sections \(click to view statute\)](#)
- 5. Lease Renewal (A.C.A. § 18-17-704)
■ *Legal Reference:* [A.C.A. § 18-17-704 \(click to view statute\)](#)
- 6. Lease Termination (A.C.A. § 18-17-704)
■ *Legal Reference:* [A.C.A. § 18-17-704 \(click to view statute\)](#)
- 7. Early Termination (A.C.A. § 18-17-503, federal SCRA)
■ *Legal Reference:* [A.C.A. § 18-17-503, federal SCRA \(click to view statute\)](#)

3. DISCRIMINATION & FAIR HOUSING

- **1. Federal Fair Housing Act (Federal law - 42 U.S.C. § 3601 et seq.)**
■ *Legal Reference:* [Federal law - 42 U.S.C. § 3601 et seq.](#) (click to view statute)
- **2. Arkansas Fair Housing Act (A.C.A. § 16-123-301 et seq.)**
■ *Legal Reference:* [A.C.A. § 16-123-301 et seq.](#) (click to view statute)
- **3. Disability Accommodations (Federal Fair Housing Act; Americans with Disabilities Act)**
■ *Legal Reference:* [Federal Fair Housing Act; Americans with Disabilities Act](#) (click to view statute)
- **4. Service & Support Animals (Federal Fair Housing Act, ADA)**
■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)
- **5. Familial Status Protection (Federal Fair Housing Act)**
■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

4. EVICTIONS & LEGAL PROCEDURES

- **1. Eviction for Nonpayment of Rent (A.C.A. § 18-17-701(b), § 18-16-101)**
■ *Legal Reference:* [A.C.A. § 18-17-701\(b\), § 18-16-101](#) (click to view statute)
- **2. Eviction for Lease Violations (A.C.A. § 18-17-701(a))**
■ *Legal Reference:* [A.C.A. § 18-17-701\(a\)](#) (click to view statute)
- **3. Eviction Procedures (A.C.A. §§ 18-17-901 through 18-17-913)**
■ *Legal Reference:* [A.C.A. §§ 18-17-901 through 18-17-913](#) (click to view statute)
- **4. Unlawful Detainer (A.C.A. § 18-60-304)**
■ *Legal Reference:* [A.C.A. § 18-60-304](#) (click to view statute)
- **5. Self-Help Eviction Prohibited (No specific statute; general law)**
■ *Legal Reference:* [No specific statute; general law](#) (click to view statute)
- **6. Abandoned Property (A.C.A. § 18-16-108)**
■ *Legal Reference:* [A.C.A. § 18-16-108](#) (click to view statute)
- **7. Writ of Possession (A.C.A. § 18-17-911)**

■ *Legal Reference:* [A.C.A. § 18-17-911](#) (click to view statute)

● **8. Retaliatory Eviction** (Limited protection; no comprehensive statute)

■ *Legal Reference:* [Limited protection; no comprehensive statute](#) (click to view statute)

5. FINANCIAL & ACCOUNTING

● **1. Trust Funds & Client Money** (Arkansas Real Estate Commission Rules)

■ *Legal Reference:* [Arkansas Real Estate Commission Rules](#) (click to view statute)

● **2. Security Deposit Interest** (No requirement)

■ *Legal Reference:* [No requirement](#)

● **3. Late Fee Limits** (No specific statute)

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **4. Rental Increase Limits** (None; rent control prohibited)

■ *Legal Reference:* [None; rent control prohibited](#) (click to view statute)

● **5. Rental Application Fees** (Arkansas Act 459 (2023))

■ *Legal Reference:* [Arkansas Act 459 \(2023\)](#) (click to view statute)

6. FINANCIAL TERMS

● **1. Rent Amount & Payment** (A.C.A. § 18-17-401)

■ *Legal Reference:* [A.C.A. § 18-17-401](#) (click to view statute)

● **2. Rent Increases** (No specific statute; general contract law)

■ *Legal Reference:* [No specific statute; general contract law](#) (click to view statute)

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

■ *Legal Reference:* [No specific statute; general contract law](#) (click to view statute)

● **4. NSF/Bounced Check Fees** (A.C.A. § 5-37-307, § 5-37-304)

■ *Legal Reference:* [A.C.A. § 5-37-307, § 5-37-304](#) (click to view statute)

● **5. Application Fees** (Arkansas Act 459 (2023))

■ *Legal Reference:* [Arkansas Act 459 \(2023\)](#) (click to view statute)

● **6. Move-In Fees** (No specific statute; Arkansas Act 459)

■ *Legal Reference:* [No specific statute; Arkansas Act 459 \(click to view statute\)](#)

● **7. Pet Fees & Deposits** (No specific statute; A.C.A. § 18-16-304 applies to pet deposits)

■ *Legal Reference:* [No specific statute; A.C.A. § 18-16-304 applies to pet deposits \(click to view statute\)](#)

● **8. Utilities** (A.C.A. § 18-17-503 (Act 1052))

■ *Legal Reference:* [A.C.A. § 18-17-503 \(Act 1052\) \(click to view statute\)](#)

7. HABITABILITY & REPAIRS (ACT 1052 - EFFECTIVE NOVEMBER 1, 2021)

● **1. Minimum Habitability Standards** (A.C.A. § 18-17-503 (Act 1052))

■ *Legal Reference:* [A.C.A. § 18-17-503 \(Act 1052\) \(click to view statute\)](#)

● **2. Landlord Repair Obligations** (A.C.A. § 18-17-501, § 18-17-503)

■ *Legal Reference:* [A.C.A. § 18-17-501, § 18-17-503 \(click to view statute\)](#)

● **3. Tenant Repair Obligations** (A.C.A. § 18-17-601)

■ *Legal Reference:* [A.C.A. § 18-17-601 \(click to view statute\)](#)

● **4. Tenant Remedies for Repairs** (A.C.A. § 18-17-503)

■ *Legal Reference:* [A.C.A. § 18-17-503 \(click to view statute\)](#)

● **5. Landlord Entry & Access** (A.C.A. § 18-17-602)

■ *Legal Reference:* [A.C.A. § 18-17-602 \(click to view statute\)](#)

● **6. Tenant Notification of Extended Absence** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

8. LOCAL REQUIREMENTS

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

■ *Legal Reference:* [Various local ordinances \(click to view statute\)](#)

● **2. HOA Rules & Restrictions** (A.C.A. § 18-13-101 et seq. (Homeowners' Association Act))

■ *Legal Reference:* [A.C.A. § 18-13-101 et seq. \(Homeowners' Association Act\) \(click to view statute\)](#)

● **3. Condominium Association Rules (A.C.A. § 18-13-101 et seq.)**

■ *Legal Reference: [A.C.A. § 18-13-101 et seq.](#) (click to view statute)*

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

■ *Legal Reference: [Local zoning ordinances](#) (click to view statute)*

9. PRIVACY & RECORDS

● **1. Tenant Privacy (A.C.A. § 18-17-602 (entry rights))**

■ *Legal Reference: [A.C.A. § 18-17-602 \(entry rights\)](#) (click to view statute)*

● **2. Record Retention (Arkansas Real Estate Commission Rules (for licensed managers))**

■ *Legal Reference: [Arkansas Real Estate Commission Rules \(for licensed managers\)](#) (click to view statute)*

● **3. Data Security (Federal laws; general business practice)**

■ *Legal Reference: [Federal laws; general business practice](#) (click to view statute)*

● **4. Social Security Number Protection (A.C.A. § 4-110-101 et seq. (Personal Information Protection Act))**

■ *Legal Reference: [A.C.A. § 4-110-101 et seq. \(Personal Information Protection Act\)](#) (click to view statute)*

● **5. Document Destruction (Federal FCRA; general business practice)**

■ *Legal Reference: [Federal FCRA; general business practice](#) (click to view statute)*

10. PROPERTY MANAGEMENT & LICENSING

● **1. Real Estate License Required (A.C.A. § 17-42-103 et seq.; Arkansas Real Estate Commission Rules)**

■ *Legal Reference: [A.C.A. § 17-42-103 et seq.; Arkansas Real Estate Commission Rules](#) (click to view statute)*

● **2. Trust Account Requirements (Arkansas Real Estate Commission Rules)**

■ *Legal Reference: [Arkansas Real Estate Commission Rules](#) (click to view statute)*

● **3. Property Management Agreement (Arkansas Real Estate Commission Rules)**

■ *Legal Reference: [Arkansas Real Estate Commission Rules](#) (click to view statute)*

● **4. Continuing Education (Arkansas Real Estate Commission Rules)**

■ *Legal Reference: [Arkansas Real Estate Commission Rules](#) (click to view statute)*

● **5. Broker Supervision (Arkansas Real Estate Commission Rules)**

■ *Legal Reference: [Arkansas Real Estate Commission Rules](#) (click to view statute)*

11. SAFETY & EMERGENCY

● **1. Emergency Contact Information (No specific requirement; best practice)**

■ *Legal Reference: [No specific requirement; best practice](#)*

● **2. Fire Safety Requirements (A.C.A. § 20-27-601 et seq.; local fire codes)**

■ *Legal Reference: [A.C.A. § 20-27-601 et seq.; local fire codes](#) (click to view statute)*

● **3. Building Codes (Local codes; A.C.A. § 18-17-501)**

■ *Legal Reference: [Local codes; A.C.A. § 18-17-501](#) (click to view statute)*

● **4. Pool & Spa Safety (A.C.A. § 17-52-301 et seq. (pool safety))**

■ *Legal Reference: [A.C.A. § 17-52-301 et seq. \(pool safety\)](#) (click to view statute)*

● **5. Weather-Related Issues (A.C.A. § 18-17-503 (weatherproof structure))**

■ *Legal Reference: [A.C.A. § 18-17-503 \(weatherproof structure\)](#) (click to view statute)*

12. SCREENING & APPLICATIONS

● **1. Tenant Screening (Federal Fair Credit Reporting Act (FCRA); Fair Housing Act)**

■ *Legal Reference: [Federal Fair Credit Reporting Act \(FCRA\); Fair Housing Act](#) (click to view statute)*

● **2. Criminal Background Checks (Federal Fair Housing Act; HUD guidance)**

■ *Legal Reference: [Federal Fair Housing Act; HUD guidance](#) (click to view statute)*

● **3. Credit Checks & Reporting (Federal Fair Credit Reporting Act (FCRA))**

■ *Legal Reference: [Federal Fair Credit Reporting Act \(FCRA\)](#) (click to view statute)*

● **4. Income & Employment Verification (Federal Fair Housing Act; general contract law)**

■ *Legal Reference: [Federal Fair Housing Act; general contract law](#) (click to view statute)*

● **5. Application Denial (Federal Fair Housing Act; FCRA)**

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

13. SECURITY DEPOSITS

- 1. Security Deposit Limits (A.C.A. § 18-16-304)
■ *Legal Reference:* [A.C.A. § 18-16-304 \(click to view statute\)](#)
- 2. Security Deposit Storage (No specific requirement)
■ *Legal Reference:* [No specific requirement \(click to view statute\)](#)
- 3. Security Deposit Return (A.C.A. § 18-16-305)
■ *Legal Reference:* [A.C.A. § 18-16-305 \(click to view statute\)](#)
- 4. Allowable Deductions (A.C.A. § 18-16-305)
■ *Legal Reference:* [A.C.A. § 18-16-305 \(click to view statute\)](#)
- 5. Itemization Requirements (A.C.A. § 18-16-305)
■ *Legal Reference:* [A.C.A. § 18-16-305 \(click to view statute\)](#)
- 6. Penalties for Wrongful Withholding (A.C.A. § 18-16-306)
■ *Legal Reference:* [A.C.A. § 18-16-306 \(click to view statute\)](#)

14. SPECIAL HOUSING TYPES

- 1. Public & Section 8 Housing (Federal HUD regulations)
■ *Legal Reference:* [Federal HUD regulations \(click to view statute\)](#)
- 2. Student Housing (No specific Arkansas statute)
■ *Legal Reference:* [No specific Arkansas statute](#)
- 3. Senior Housing (55+) (Federal Fair Housing Act (55+ exemption))
■ *Legal Reference:* [Federal Fair Housing Act \(55+ exemption\) \(click to view statute\)](#)
- 4. Short-Term Rentals (Airbnb/VRBO) (No specific state statute; check local ordinances)
■ *Legal Reference:* [No specific state statute; check local ordinances \(click to view statute\)](#)
- 5. Commercial Property (A.C.A. § 18-17-201 (exclusions))
■ *Legal Reference:* [A.C.A. § 18-17-201 \(exclusions\) \(click to view statute\)](#)
- 6. Mobile Homes & Manufactured Housing (A.C.A. § 18-16-501 et seq.)
■ *Legal Reference:* [A.C.A. § 18-16-501 et seq. \(click to view statute\)](#)

15. SPECIFIC ISSUES

● 1. Mold & Moisture (No specific Arkansas statute)

■ Legal Reference: [No specific Arkansas statute \(click to view statute\)](#)

● 2. Bed Bugs (No specific Arkansas statute)

■ Legal Reference: [No specific Arkansas statute \(click to view statute\)](#)

● 3. Smoke Detectors & Carbon Monoxide Alarms (A.C.A. § 20-27-601 et seq. (smoke detectors); limited CO requirements)

■ Legal Reference: [A.C.A. § 20-27-601 et seq. \(smoke detectors\); limited CO requirements \(click to view statute\)](#)

● 4. Asbestos (Federal regulations; no specific Arkansas statute)

■ Legal Reference: [Federal regulations; no specific Arkansas statute \(click to view statute\)](#)

● 5. Radon (No Arkansas requirement)

■ Legal Reference: [No Arkansas requirement \(click to view statute\)](#)

● 6. Pest Control (A.C.A. § 18-17-501 (general maintenance))

■ Legal Reference: [A.C.A. § 18-17-501 \(general maintenance\) \(click to view statute\)](#)

● 7. Smoking Policies (No state restriction; landlord's choice)

■ Legal Reference: [No state restriction; landlord's choice \(click to view statute\)](#)

● 8. Firearms & Weapons (No state restriction; landlord's choice)

■ Legal Reference: [No state restriction; landlord's choice](#)

● 9. Marijuana & Controlled Substances (A.C.A. § 5-64-101 et seq. (drug laws); medical marijuana amendment)

■ Legal Reference: [A.C.A. § 5-64-101 et seq. \(drug laws\); medical marijuana amendment \(click to view statute\)](#)

● 10. Subletting & Assignment (No specific Arkansas statute; general contract law)

■ Legal Reference: [No specific Arkansas statute; general contract law \(click to view statute\)](#)

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 Regulations (Various local ordinances)**

■ *Legal Reference:* [Various local ordinances](#)

● **2. HOA Rules & Restrictions (A.C.A. § 18-13-101 et seq. (Homeowners' Association Act))**

■ *Legal Reference:* [A.C.A. § 18-13-101 et seq. \(Homeowners' Association Act\)](#)

● **3. Condominium Association Rules (A.C.A. § 18-13-101 et seq.)**

■ *Legal Reference:* [A.C.A. § 18-13-101 et seq.](#)

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

■ *Legal Reference:* [Local zoning ordinances](#)

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

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