

Idaho

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 Idaho. 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 93 compliance requirements across 17 categories

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1. BUSINESS OPERATIONS

- 1. Attorney Fees (Idaho Code § 6-324)
■ Legal Reference: [Idaho Code § 6-324](#) (click to view statute)
- 2. Small Claims Court Jurisdiction (Idaho Code § 1-2301)
■ Legal Reference: [Idaho Code § 1-2301](#) (click to view statute)
- 3. Property Transfer & Security Deposits (Idaho Code § 6-321)
■ Legal Reference: [Idaho Code § 6-321](#) (click to view statute)
- 4. Abandoned Property (Idaho Code § 6-316)
■ Legal Reference: [Idaho Code § 6-316](#) (click to view statute)
- 5. Holdover Tenants (Idaho Code § 6-303(1))
■ Legal Reference: [Idaho Code § 6-303\(1\)](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (Idaho Code § 55-248)
■ Legal Reference: [Idaho Code § 55-248](#) (click to view statute)
- 2. Written Lease Requirements (No specific state statute)
■ Legal Reference: *No specific state statute*
- 3. Lease Language Requirements (No corresponding statute)
■ Legal Reference: *No corresponding statute*
- 4. Lease Addendums (No specific statute)
■ Legal Reference: *No specific statute*
- 5. Lease Renewal (Idaho Code § 55-208, § 55-307)
■ Legal Reference: [Idaho Code § 55-208, § 55-307](#) (click to view statute)
- 6. Lease Termination (Idaho Code § 55-208)

■ *Legal Reference:* [Idaho Code § 55-208](#) (click to view statute)

● **7. Early Termination** (Idaho Code § 6-320, Federal SCRA)

■ *Legal Reference:* [Idaho Code § 6-320, Federal SCRA](#) (click to view statute)

3. DISCLOSURES

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

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

● **2. Methamphetamine Contamination** (No corresponding statute)

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

● **3. Disclosure of Landlord/Agent Information** (No specific state statute)

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

● **4. Shared Utilities Disclosure** (No corresponding statute)

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

4. ENTRY & ACCESS

● **1. Entry Notice Requirements** (No specific state statute)

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

● **2. Permissible Reasons for Entry** (No corresponding statute)

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

● **3. Tenant's Right to Quiet Enjoyment** (Idaho Code § 6-320(a)(5))

■ *Legal Reference:* [Idaho Code § 6-320\(a\)\(5\)](#) (click to view statute)

● **4. Tenant Changing Locks** (No corresponding statute)

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

5. EVICTION PROCEDURES

● **1. Grounds for Eviction** (Idaho Code § 6-303)

■ *Legal Reference:* [Idaho Code § 6-303](#) (click to view statute)

● **2. 3-Day Notice to Pay or Quit (Idaho Code § 6-303(2))**

■ *Legal Reference:* [Idaho Code § 6-303\(2\)](#) (click to view statute)

● **3. 3-Day Notice to Perform or Quit (Idaho Code § 6-303(3))**

■ *Legal Reference:* [Idaho Code § 6-303\(3\)](#) (click to view statute)

● **4. 3-Day Unconditional Notice to Quit (Idaho Code § 6-303(4), § 6-303(5))**

■ *Legal Reference:* [Idaho Code § 6-303\(4\), § 6-303\(5\)](#) (click to view statute)

● **5. 30-Day Notice to Terminate Month-to-Month (Idaho Code § 55-208)**

■ *Legal Reference:* [Idaho Code § 55-208](#) (click to view statute)

● **6. Service of Notice (Idaho Code § 6-304)**

■ *Legal Reference:* [Idaho Code § 6-304](#) (click to view statute)

● **7. Expedited Eviction Process (Idaho Code § 6-310)**

■ *Legal Reference:* [Idaho Code § 6-310](#) (click to view statute)

● **8. Eviction Lawsuit Requirements (Idaho Code § 6-310(1))**

■ *Legal Reference:* [Idaho Code § 6-310\(1\)](#) (click to view statute)

● **9. Tenant's Answer Period (Idaho Code § 6-310)**

■ *Legal Reference:* [Idaho Code § 6-310](#) (click to view statute)

● **10. Writ of Restitution (Idaho Code § 6-311)**

■ *Legal Reference:* [Idaho Code § 6-311](#) (click to view statute)

● **11. Self-Help Eviction Prohibition (Idaho Code § 6-303, § 6-320)**

■ *Legal Reference:* [Idaho Code § 6-303, § 6-320](#) (click to view statute)

● **12. Eviction Record Sealing (Idaho Code § 6-303A (Effective January 1, 2025))**

■ *Legal Reference:* [Idaho Code § 6-303A \(Effective January 1, 2025\)](#) (click to view statute)

6. FAIR HOUSING & DISCRIMINATION

● **1. Federal Fair Housing Act (Federal Fair Housing Act, 42 U.S.C. § 3601)**

■ *Legal Reference:* [Federal Fair Housing Act, 42 U.S.C. § 3601](#) (click to view statute)

● **2. Idaho Fair Housing Law (Idaho Code § 67-5901 et seq.)**

■ *Legal Reference: [Idaho Code § 67-5901 et seq.](#) (click to view statute)*

● **3. Reasonable Accommodations for Disabilities (Federal Fair Housing Act, ADA)**

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

● **4. Advertising Compliance (Federal Fair Housing Act)**

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

7. FINANCIAL TERMS

● **1. Rent Amount & Payment (No specific statute)**

■ *Legal Reference: No specific statute*

● **2. Rent Increases (Idaho Code § 55-307, Senate Bill 1043 (2025))**

■ *Legal Reference: [Idaho Code § 55-307, Senate Bill 1043 \(2025\)](#) (click to view statute)*

● **3. Late Fees (Idaho Code § 55-314)**

■ *Legal Reference: [Idaho Code § 55-314](#) (click to view statute)*

● **4. NSF/Bounced Check Fees (Idaho Code § 1-2301)**

■ *Legal Reference: [Idaho Code § 1-2301](#) (click to view statute)*

● **5. Application Fees (No specific state statute (House Bill 442 - 2022))**

■ *Legal Reference: No specific state statute (House Bill 442 - 2022)*

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

■ *Legal Reference: No corresponding statute*

● **7. Pet Fees & Deposits (No specific statute; Federal Fair Housing Act)**

■ *Legal Reference: [No specific statute; Federal Fair Housing Act](#) (click to view statute)*

● **8. Utilities (Idaho Code § 6-320)**

■ *Legal Reference: [Idaho Code § 6-320](#) (click to view statute)*

8. HABITABILITY & REPAIRS

● **1. Implied Warranty of Habitability (Idaho Code § 6-320(a))**

■ *Legal Reference:* [Idaho Code § 6-320\(a\)](#) (click to view statute)

● **2. Repair Request Procedures (Idaho Code § 6-320(d))**

■ *Legal Reference:* [Idaho Code § 6-320\(d\)](#) (click to view statute)

● **3. Landlord's Repair Timeframe (Idaho Code § 6-320(d))**

■ *Legal Reference:* [Idaho Code § 6-320\(d\)](#) (click to view statute)

● **4. Tenant's Remedies for Repairs (Idaho Code § 6-320)**

■ *Legal Reference:* [Idaho Code § 6-320](#) (click to view statute)

● **5. Smoke Detector Requirements (Idaho Code § 6-320(a)(6))**

■ *Legal Reference:* [Idaho Code § 6-320\(a\)\(6\)](#) (click to view statute)

● **6. Emergency Entry (No specific statute (common law))**

■ *Legal Reference:* *No specific statute (common law)*

9. LANDLORD LICENSING & REGULATIONS

● **1. Property Manager Licensing (Idaho Code § 54-2001 et seq.)**

■ *Legal Reference:* [Idaho Code § 54-2001 et seq.](#) (click to view statute)

● **2. Real Estate Broker Requirements (Idaho Code § 54-2009)**

■ *Legal Reference:* [Idaho Code § 54-2009](#) (click to view statute)

● **3. Trust Account Requirements (Idaho Code § 54-2048)**

■ *Legal Reference:* [Idaho Code § 54-2048](#) (click to view statute)

● **4. Record Retention (Idaho Real Estate Commission Rules)**

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

10. LEASE TERMS & CONDITIONS

● **1. Subletting & Assignment (Idaho landlord-tenant statutes)**

■ *Legal Reference:* [Idaho landlord-tenant statutes](#)

● **2. Lease Modification (Idaho Code § 55-307(1))**

■ *Legal Reference:* [Idaho Code § 55-307\(1\)](#) (click to view statute)

● **3. Lease Violations (Idaho Code § 6-303)**

■ *Legal Reference: [Idaho Code § 6-303](#) (click to view statute)*

● **4. Authorized Occupants (No specific statute)**

■ *Legal Reference: No specific statute*

11. LOCAL ORDINANCES

● **1. City of Boise Requirements (Boise City Code)**

■ *Legal Reference: [Boise City Code](#) (click to view statute)*

● **2. Local Licensing Requirements (Various local ordinances)**

■ *Legal Reference: Various local ordinances*

● **3. HOA & Condo Association Rules (Idaho Code § 55-1501 et seq. (HOA Act), § 55-1501 et seq. (Condo Act))**

■ *Legal Reference: [Idaho Code § 55-1501 et seq. \(HOA Act\)](#), [§ 55-1501 et seq. \(Condo Act\)](#) (click to view statute)*

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

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

12. PET POLICIES

● **1. Pet Deposits & Fees (No specific state statute)**

■ *Legal Reference: No specific state statute*

● **2. Pet Restrictions (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **3. Service Animals & Emotional Support Animals (Federal Fair Housing Act, ADA)**

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

● **4. Pet Damage (Idaho Code § 6-321)**

■ *Legal Reference: [Idaho Code § 6-321](#) (click to view statute)*

13. PROPERTY CONDITIONS

● 1. Building Codes Compliance (Local building codes)

■ Legal Reference: [Local building codes](#) (click to view statute)

● 2. Occupancy Standards (No specific state statute)

■ Legal Reference: *No specific state statute*

● 3. Pest Control (No corresponding statute)

■ Legal Reference: *No corresponding statute*

● 4. Mold Issues (Idaho Code § 6-320 (habitability))

■ Legal Reference: [Idaho Code § 6-320 \(habitability\)](#) (click to view statute)

● 5. Bedbugs (No corresponding statute)

■ Legal Reference: *No corresponding statute*

14. REPORTING & DOCUMENTATION

● 1. Move-In Inspection (No corresponding statute (best practice))

■ Legal Reference: *No corresponding statute (best practice)*

● 2. Move-Out Inspection (Idaho Code § 6-321)

■ Legal Reference: [Idaho Code § 6-321](#) (click to view statute)

● 3. Maintenance Records (General business practice)

■ Legal Reference: *General business practice*

● 4. Rent Payment Records (General business practice)

■ Legal Reference: *General business practice*

● 5. Communication Documentation (General business practice)

■ Legal Reference: *General business practice*

15. RETALIATION & TENANT PROTECTIONS

● 1. Retaliation Prohibition (Idaho Code § 6-320)

■ Legal Reference: [Idaho Code § 6-320](#) (click to view statute)

● **2. Retaliatory Actions (Idaho Code § 6-320)**

■ *Legal Reference: [Idaho Code § 6-320](#) (click to view statute)*

● **3. Tenant's Right to Organize (Idaho Code § 6-320)**

■ *Legal Reference: [Idaho Code § 6-320](#) (click to view statute)*

● **4. Privacy Rights (No specific statute; common law)**

■ *Legal Reference: No specific statute; common law*

16. SECURITY DEPOSITS

● **1. Security Deposit Limits (No statutory limit)**

■ *Legal Reference: No statutory limit*

● **2. Security Deposit Storage (Idaho Code § 6-321(4))**

■ *Legal Reference: [Idaho Code § 6-321\(4\)](#) (click to view statute)*

● **3. Security Deposit Return (Idaho Code § 6-321(2))**

■ *Legal Reference: [Idaho Code § 6-321\(2\)](#) (click to view statute)*

● **4. Allowable Deductions (Idaho Code § 6-321(1))**

■ *Legal Reference: [Idaho Code § 6-321\(1\)](#) (click to view statute)*

● **5. Itemization Requirements (Idaho Code § 6-321)**

■ *Legal Reference: [Idaho Code § 6-321](#) (click to view statute)*

● **6. Penalties for Wrongful Withholding (Idaho Code § 6-320(a)(4), § 6-324)**

■ *Legal Reference: [Idaho Code § 6-320\(a\)\(4\)](#), [§ 6-324](#) (click to view statute)*

● **7. Normal Wear and Tear Definition (Idaho Code § 6-321(1))**

■ *Legal Reference: [Idaho Code § 6-321\(1\)](#) (click to view statute)*

17. SPECIAL PROPERTY TYPES

● **1. Mobile Home Parks (Idaho Code § 55-2001 et seq.)**

■ *Legal Reference: [Idaho Code § 55-2001 et seq.](#) (click to view statute)*

● **2. Section 8 Housing (Federal HUD regulations)**

■ *Legal Reference:* [Federal HUD regulations](#) (click to view statute)

● **3. Student Housing** (No specific statute)

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

● **4. Senior Housing (55+)** (Federal Fair Housing Act (55+ exemption))

■ *Legal Reference:* [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)

● **5. Short-Term Rentals/Vacation Rentals** (No specific state statute; local ordinances)

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

● **6. Commercial Property** (No specific statute; common law)

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

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 of Boise Requirements** (Boise City Code)

■ *Legal Reference:* [Boise City Code](#)

● **2. Local Licensing Requirements** (Various local ordinances)

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

● **3. HOA & Condo Association Rules** (Idaho Code § 55-1501 et seq. (HOA Act), § 55-1501 et seq. (Condo Act))

■ *Legal Reference:* [Idaho Code § 55-1501 et seq. \(HOA Act\), § 55-1501 et seq. \(Condo Act\)](#)

● **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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