

Indiana

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 Indiana. 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 77 compliance requirements across 11 categories

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1. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures** (IC § 32-31-3-18, IC § 32-31-1-21)

■ *Legal Reference:* [IC § 32-31-3-18](#), [IC § 32-31-1-21](#) (click to view statute)

● **2. Written Lease Requirements** (No specific statute requiring written agreements)

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

● **3. Lease Language Requirements** (IC § 32-31-7-4, IC § 32-31-8-4)

■ *Legal Reference:* [IC § 32-31-7-4](#), [IC § 32-31-8-4](#) (click to view statute)

● **4. Lease Addendums** (Various IC § 32-31 sections)

■ *Legal Reference:* [Various IC § 32-31 sections](#) (click to view statute)

● **5. Lease Renewal** (IC § 32-31-5-4)

■ *Legal Reference:* [IC § 32-31-5-4](#) (click to view statute)

● **6. Lease Termination** (IC § 32-31-1-1, IC § 32-31-1-8)

■ *Legal Reference:* [IC § 32-31-1-1](#), [IC § 32-31-1-8](#) (click to view statute)

● **7. Early Termination** (IC § 32-31-9-12, federal SCRA)

■ *Legal Reference:* [IC § 32-31-9-12](#), [federal SCRA](#) (click to view statute)

2. ENTRY & ACCESS

● **1. Landlord's Right of Entry** (IC § 32-31-5-6(e), (g))

■ *Legal Reference:* [IC § 32-31-5-6\(e\), \(g\)](#) (click to view statute)

● **2. Tenant Cannot Unreasonably Withhold Consent** (IC § 32-31-5-6(e))

■ *Legal Reference:* [IC § 32-31-5-6\(e\)](#) (click to view statute)

● **3. Lockouts Prohibited** (IC § 32-31-5-6(c))

■ *Legal Reference:* [IC § 32-31-5-6\(c\)](#) (click to view statute)

● **4. Tenant's Right to Change Locks** (IC § 32-31-9-9, IC § 32-31-9-11)

■ *Legal Reference:* [IC § 32-31-9-9](#), [IC § 32-31-9-11](#) (click to view statute)

3. FAIR HOUSING & DISCRIMINATION

● **1. Federal Fair Housing Act** (Federal Fair Housing Act (42 USC § 3601-3619); IC § 22-9.5-5-1)

■ *Legal Reference:* [Federal Fair Housing Act \(42 USC § 3601-3619\)](#); [IC § 22-9.5-5-1](#) (click to view statute)

● **2. Reasonable Accommodations (Federal Fair Housing Act; IC § 22-9.5-5)**

■ *Legal Reference: [Federal Fair Housing Act; IC § 22-9.5-5](#) (click to view statute)*

● **3. Familial Status Protections (Federal Fair Housing Act)**

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

● **4. Occupancy Standards (IC § 32-31-8-7)**

■ *Legal Reference: [IC § 32-31-8-7](#) (click to view statute)*

● **5. Advertising Restrictions (Federal Fair Housing Act)**

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

● **6. Screening Criteria (IC § 32-31-1-20(c); federal Fair Housing Act)**

■ *Legal Reference: [IC § 32-31-1-20\(c\); federal Fair Housing Act](#) (click to view statute)*

4. FINANCIAL TERMS

● **1. Rent Amount & Payment (No specific statute; general contract law)**

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

● **2. Rent Increases (IC § 32-31-1-20, IC § 32-31-5-4)**

■ *Legal Reference: [IC § 32-31-1-20, IC § 32-31-5-4](#) (click to view statute)*

● **3. Late Fees (No specific statute)**

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

● **4. NSF/Bounced Check Fees (IC § 24-4.5-7-202)**

■ *Legal Reference: [IC § 24-4.5-7-202](#) (click to view statute)*

● **5. Application Fees (No specific statute; IC § 32-31-1-20)**

■ *Legal Reference: [No specific statute; IC § 32-31-1-20](#)*

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

■ *Legal Reference: [No specific 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 (IC § 32-31-5-6(c)(3))**

■ *Legal Reference:* [IC § 32-31-5-6\(c\)\(3\)](#) (click to view statute)

5. LOCAL ORDINANCES

● **1. State Preemption (IC § 32-31-1-20)**

■ *Legal Reference:* [IC § 32-31-1-20](#) (click to view statute)

● **2. City-Specific Requirements (Local ordinances)**

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

● **3. HOA Rules (No specific statute; contract law)**

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

● **4. Condo Association Rules (IC § 32-25 (Condominium Act); association bylaws)**

■ *Legal Reference:* [IC § 32-25 \(Condominium Act\); association bylaws](#) (click to view statute)

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

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

6. PROPERTY CONDITION & MAINTENANCE

● **1. Implied Warranty of Habitability (IC § 32-31-8-5)**

■ *Legal Reference:* [IC § 32-31-8-5](#) (click to view statute)

● **2. Landlord Maintenance Obligations (IC § 32-31-8-5)**

■ *Legal Reference:* [IC § 32-31-8-5](#) (click to view statute)

● **3. Tenant Repair-and-Deduct Rights (None)**

■ *Legal Reference:* [None](#)

● **4. Tenant Maintenance Obligations (IC § 32-31-7-5, IC § 32-31-7-6)**

■ *Legal Reference:* [IC § 32-31-7-5, IC § 32-31-7-6](#) (click to view statute)

● **5. Landlord's Right to Enter for Repairs (IC § 32-31-8-6)**

■ *Legal Reference:* [IC § 32-31-8-6](#) (click to view statute)

● **6. Lead-Based Paint Disclosure (Federal requirement (42 USC § 4852d) for pre-1978 housing)**

■ *Legal Reference:* [Federal requirement \(42 USC § 4852d\) for pre-1978 housing](#) (click to view statute)

● 7. Mold Disclosure (No specific state statute)

■ *Legal Reference: No specific state statute*

● 8. Bed Bug Disclosure (No specific state statute)

■ *Legal Reference: No specific state statute*

● 9. Smoke Detectors (IC § 32-31-5-7)

■ *Legal Reference: [IC § 32-31-5-7](#) (click to view statute)*

● 10. Carbon Monoxide Detectors (IC § 22-11-14-3)

■ *Legal Reference: [IC § 22-11-14-3](#) (click to view statute)*

7. PROPERTY MANAGEMENT LICENSING

● 1. Real Estate Broker License Required (IC § 25-34.1)

■ *Legal Reference: [IC § 25-34.1](#) (click to view statute)*

● 2. Managing Broker Designation (IC § 25-34.1-4)

■ *Legal Reference: [IC § 25-34.1-4](#) (click to view statute)*

● 3. Continuing Education (IC § 25-34.1-9; 876 IAC 7-5)

■ *Legal Reference: [IC § 25-34.1-9](#); [876 IAC 7-5](#) (click to view statute)*

● 4. Broker Supervision (IC § 25-34.1-4)

■ *Legal Reference: [IC § 25-34.1-4](#) (click to view statute)*

● 5. Trust Account Requirements (IC § 25-34.1-3-3.1)

■ *Legal Reference: [IC § 25-34.1-3-3.1](#) (click to view statute)*

8. REPORTING & DOCUMENTATION

● 1. Record Retention (No specific statute for property managers; general business practice)

■ *Legal Reference: [No specific statute for 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; IC § 32-31-8-5 (landlord duties))

■ *Legal Reference: General business practice; IC § 32-31-8-5 (landlord duties)*

● **4. Inspection Reports (General business practice; IC § 32-31-3-12 (security deposits))**

■ *Legal Reference: [General business practice; IC § 32-31-3-12 \(security deposits\)](#) (click to view statute)*

● **5. Lead Registry (Federal requirement (42 USC § 4852d))**

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

● **6. Bed Bug Registry (No Indiana requirement)**

■ *Legal Reference: No Indiana requirement*

9. SECURITY DEPOSITS

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

■ *Legal Reference: No statutory limit*

● **2. Security Deposit Storage (No specific requirement)**

■ *Legal Reference: No specific requirement*

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

■ *Legal Reference: No requirement*

● **4. Security Deposit Return (IC § 32-31-3-12, IC § 32-31-3-14, IC § 32-31-3-15)**

■ *Legal Reference: [IC § 32-31-3-12](#), [IC § 32-31-3-14](#), [IC § 32-31-3-15](#) (click to view statute)*

● **5. Allowable Deductions (IC § 32-31-3-12, IC § 32-31-3-13)**

■ *Legal Reference: [IC § 32-31-3-12](#), [IC § 32-31-3-13](#) (click to view statute)*

● **6. Itemization Requirements (IC § 32-31-3-14)**

■ *Legal Reference: [IC § 32-31-3-14](#) (click to view statute)*

● **7. Penalties for Wrongful Withholding (IC § 32-31-3-12(b), IC § 32-31-3-15)**

■ *Legal Reference: [IC § 32-31-3-12\(b\)](#), [IC § 32-31-3-15](#) (click to view statute)*

10. SPECIAL SITUATIONS

● **1. Domestic Violence Protections (IC § 32-31-9)**

■ *Legal Reference: [IC § 32-31-9](#) (click to view statute)*

● **2. Military Service Members (Federal Servicemembers Civil Relief Act (SCRA))**

■ *Legal Reference:* [Federal Servicemembers Civil Relief Act \(SCRA\)](#) (click to view statute)

● **3. Squatters/Adverse Possession (IC § 32-21-7)**

■ *Legal Reference:* [IC § 32-21-7](#) (click to view statute)

● **4. Rent-to-Own/Lease with Option (IC § 32-31-8-1(b) (modified 2008))**

■ *Legal Reference:* [IC § 32-31-8-1\(b\) \(modified 2008\)](#) (click to view statute)

● **5. Bankruptcy (Federal Bankruptcy Code)**

■ *Legal Reference:* [Federal Bankruptcy Code](#) (click to view statute)

● **6. Mobile Homes (General landlord-tenant law applies; local ordinances)**

■ *Legal Reference:* [General landlord-tenant law applies; local ordinances](#) (click to view statute)

● **7. Subsidized Housing (Federal HUD regulations; IC § 32-31 applies)**

■ *Legal Reference:* [Federal HUD regulations; IC § 32-31 applies](#) (click to view statute)

● **8. Student Housing (IC § 32-31 applies; local ordinances)**

■ *Legal Reference:* [IC § 32-31 applies; local ordinances](#) (click to view statute)

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

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

● **10. Short-Term Rentals (Airbnb/VRBO) (No specific state statute; local ordinances vary)**

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

● **11. Commercial Property (IC § 32-31 applies only to residential)**

■ *Legal Reference:* [IC § 32-31 applies only to residential](#) (click to view statute)

11. TERMINATION & EVICTION

● **1. Notice for Nonpayment of Rent (IC § 32-31-1-6)**

■ *Legal Reference:* [IC § 32-31-1-6](#) (click to view statute)

● **2. Notice for Lease Violations (IC § 32-31-7-7)**

■ *Legal Reference:* [IC § 32-31-7-7](#) (click to view statute)

● **3. No Notice Required (IC § 32-31-1-8)**

■ *Legal Reference:* [IC § 32-31-1-8](#) (click to view statute)

● **4. Eviction Procedures** (IC § 32-30-3, IC § 32-31-10)

■ *Legal Reference:* [IC § 32-30-3](#), [IC § 32-31-10](#) (click to view statute)

● **5. Eviction for Criminal/Drug Activity** (IC § 32-30-8-5, IC § 32-30-8-9)

■ *Legal Reference:* [IC § 32-30-8-5](#), [IC § 32-30-8-9](#) (click to view statute)

● **6. Tenant's Personal Property After Eviction** (IC § 32-31-4-1 to IC § 32-31-4-5)

■ *Legal Reference:* [IC § 32-31-4-1 to IC § 32-31-4-5](#) (click to view statute)

● **7. Abandoned Property** (IC § 32-31-5-6(b))

■ *Legal Reference:* [IC § 32-31-5-6\(b\)](#) (click to view statute)

● **8. Retaliatory Eviction** (IC § 32-31-8.5-1 to IC § 32-31-8.5-5)

■ *Legal Reference:* [IC § 32-31-8.5-1 to IC § 32-31-8.5-5](#) (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. State Preemption** (IC § 32-31-1-20)

■ *Legal Reference:* [IC § 32-31-1-20](#)

● **2. City-Specific Requirements** (Local ordinances)

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

● **3. HOA Rules** (No specific statute; contract law)

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

● **4. Condo Association Rules** (IC § 32-25 (Condominium Act); association bylaws)

■ *Legal Reference:* [IC § 32-25 \(Condominium Act\); association bylaws](#)

● 5. Zoning Compliance (Local zoning ordinances)

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

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