

Mississippi

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 Mississippi. 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 15 categories

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1. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (Miss. Code § 89-8-3)
■ Legal Reference: [Miss. Code § 89-8-3](#) (click to view statute)
- 2. Written Lease Requirements (Miss. Code § 89-8-3)
■ Legal Reference: [Miss. Code § 89-8-3](#) (click to view statute)
- 3. Lease Language Requirements (Miss. Code § 89-8-5)
■ Legal Reference: [Miss. Code § 89-8-5](#) (click to view statute)
- 4. Lease Addendums (Various Miss. Code § 89-8 sections)
■ Legal Reference: [Various Miss. Code § 89-8 sections](#) (click to view statute)
- 5. Lease Renewal (Miss. Code § 89-8-19)
■ Legal Reference: [Miss. Code § 89-8-19](#) (click to view statute)
- 6. Lease Termination (Miss. Code § 89-8-19)
■ Legal Reference: [Miss. Code § 89-8-19](#) (click to view statute)
- 7. Early Termination (Miss. Code § 89-8-13, § 89-8-29)
■ Legal Reference: [Miss. Code § 89-8-13, § 89-8-29](#) (click to view statute)

2. DISCLOSURES

- 1. Lead-Based Paint Disclosure (Federal requirement (42 USC 4852d))
■ Legal Reference: [Federal requirement \(42 USC 4852d\)](#) (click to view statute)
- 2. Mold Disclosure (No corresponding statute)
■ Legal Reference: [No corresponding statute](#)
- 3. Methamphetamine Contamination (No corresponding statute)
■ Legal Reference: [No corresponding statute](#)
- 4. Bedbug Disclosure (No corresponding statute)
■ Legal Reference: [No corresponding statute](#)
- 5. Death on Property (No corresponding statute)
■ Legal Reference: [No corresponding statute](#)

● 6. Flooding/Natural Disaster History (No corresponding statute)

■ *Legal Reference: No corresponding statute*

● 7. Landlord/Agent Identity Disclosure (No corresponding statute)

■ *Legal Reference: No corresponding statute*

● 8. Shared Utility Arrangement (No corresponding statute)

■ *Legal Reference: No corresponding statute*

3. ENTRY & ACCESS

● 1. Right of Entry (No corresponding statute)

■ *Legal Reference: No corresponding statute*

● 2. Notice Requirements for Entry (No corresponding statute)

■ *Legal Reference: No corresponding statute*

● 3. Emergency Entry (No corresponding statute)

■ *Legal Reference: No corresponding statute*

● 4. Entry During Tenant's Absence (No corresponding statute)

■ *Legal Reference: No corresponding statute*

● 5. Entry for Showings (No corresponding statute)

■ *Legal Reference: No corresponding statute*

4. EVICTION & TERMINATION

● 1. Grounds for Eviction (Miss. Code § 89-7-27, § 89-8-31)

■ *Legal Reference: [Miss. Code § 89-7-27, § 89-8-31](#) (click to view statute)*

● 2. Notice for Nonpayment (Miss. Code § 89-7-27)

■ *Legal Reference: [Miss. Code § 89-7-27](#) (click to view statute)*

● 3. Notice for Lease Violations (Miss. Code § 89-8-13)

■ *Legal Reference: [Miss. Code § 89-8-13](#) (click to view statute)*

● 4. Notice for No-Cause Termination (Miss. Code § 89-8-19)

■ *Legal Reference:* [Miss. Code § 89-8-19](#) (click to view statute)

● **5. Eviction Process** (Miss. Code § 89-7-27, § 89-8-31 through § 89-8-45)

■ *Legal Reference:* [Miss. Code § 89-7-27, § 89-8-31 through § 89-8-45](#) (click to view statute)

● **6. Self-Help Eviction Prohibition** (Miss. Code § 89-8-17)

■ *Legal Reference:* [Miss. Code § 89-8-17](#) (click to view statute)

● **7. Abandoned Property** (Miss. Code § 89-8-13(6), § 89-8-39)

■ *Legal Reference:* [Miss. Code § 89-8-13\(6\), § 89-8-39](#) (click to view statute)

● **8. Eviction for Criminal Activity** (Miss. Code § 89-8-13)

■ *Legal Reference:* [Miss. Code § 89-8-13](#) (click to view statute)

● **9. Military Service Protections** (Servicemembers Civil Relief Act (federal))

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

● **10. Eviction of Domestic Violence Victims** (No corresponding statute)

■ *Legal Reference:* *No corresponding statute*

5. FINANCIAL TERMS

● **1. Rent Amount & Payment** (Miss. Code § 89-8-3, general contract law)

■ *Legal Reference:* [Miss. Code § 89-8-3, general contract law](#) (click to view statute)

● **2. Rent Increases** (Miss. Code § 21-17-5)

■ *Legal Reference:* [Miss. Code § 21-17-5](#) (click to view statute)

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

■ *Legal Reference:* *No specific statute*

● **4. NSF/Bounced Check Fees** (Miss. Code § 97-19-75)

■ *Legal Reference:* [Miss. Code § 97-19-75](#) (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 (No specific statute; federal Fair Housing Act)

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

- 8. Utilities (Miss. Code § 89-8-23)

■ *Legal Reference:* [Miss. Code § 89-8-23 \(click to view statute\)](#)

6. HABITABILITY & REPAIRS

- 1. Implied Warranty of Habitability (Miss. Code § 89-8-23)

■ *Legal Reference:* [Miss. Code § 89-8-23 \(click to view statute\)](#)

- 2. Landlord's Repair Obligations (Miss. Code § 89-8-23)

■ *Legal Reference:* [Miss. Code § 89-8-23 \(click to view statute\)](#)

- 3. Tenant's Right to Repair (Miss. Code § 89-8-15)

■ *Legal Reference:* [Miss. Code § 89-8-15 \(click to view statute\)](#)

- 4. Tenant's Maintenance Obligations (Miss. Code § 89-8-25)

■ *Legal Reference:* [Miss. Code § 89-8-25 \(click to view statute\)](#)

- 5. Emergency Repairs (No corresponding statute)

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

- 6. Notice Requirements for Repairs (Miss. Code § 89-8-15, § 89-8-13)

■ *Legal Reference:* [Miss. Code § 89-8-15, § 89-8-13 \(click to view statute\)](#)

- 7. Withholding Rent for Repairs (No corresponding statute)

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

- 8. Mold Disclosure (No corresponding statute)

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

- 9. Lead Paint Disclosure (Federal requirement (42 USC 4852d))

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

- 10. Carbon Monoxide Detectors (No corresponding statute)

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

- 11. Smoke Detectors (Local building codes)

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

● **12. Bedbug Requirements** (No corresponding statute)

■ *Legal Reference:* No corresponding statute

7. LEGAL PROCEDURES

● **1. Small Claims Court Jurisdiction** (Miss. Code § 11-25-1 (Justice Court))

■ *Legal Reference:* [Miss. Code § 11-25-1 \(Justice Court\)](#) (click to view statute)

● **2. Statute of Limitations - Lease Contracts** (Miss. Code § 75-2A-506, § 15-1)

■ *Legal Reference:* [Miss. Code § 75-2A-506, § 15-1](#) (click to view statute)

● **3. Attorney Fees** (Miss. Code § 89-8-5)

■ *Legal Reference:* [Miss. Code § 89-8-5](#) (click to view statute)

● **4. Good Faith Obligation** (Miss. Code § 89-8-9)

■ *Legal Reference:* [Miss. Code § 89-8-9](#) (click to view statute)

8. LOCAL ORDINANCES

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

■ *Legal Reference:* Various local ordinances

● **2. Rental Registration** (Local ordinances)

■ *Legal Reference:* Local ordinances

● **3. Rental Inspections** (Local ordinances)

■ *Legal Reference:* Local ordinances

● **4. Occupancy Limits** (Local housing codes)

■ *Legal Reference:* Local housing codes

● **5. Parking Requirements** (Local zoning ordinances)

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

● **6. HOA Rules** (No corresponding statute)

■ *Legal Reference:* No corresponding statute

● **7. Condo Association Rules (Miss. Code § 89-9 (Condominium Law))**

■ *Legal Reference:* [Miss. Code § 89-9 \(Condominium Law\)](#) (click to view statute)

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

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

9. PET POLICIES

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

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

● **2. Pet Policy Disclosure (No corresponding statute)**

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

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

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

● **4. Breed Restrictions (No corresponding statute)**

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

10. PROHIBITED PRACTICES

● **1. Retaliation (Miss. Code § 89-8-17)**

■ *Legal Reference:* [Miss. Code § 89-8-17](#) (click to view statute)

● **2. Discrimination - Fair Housing (Federal Fair Housing Act (42 USC 3604))**

■ *Legal Reference:* [Federal Fair Housing Act \(42 USC 3604\)](#) (click to view statute)

● **3. Disability Discrimination & Reasonable Accommodations (Federal Fair Housing Act, ADA)**

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

● **4. Sexual Harassment (Federal Fair Housing Act)**

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

● **5. Tenant Blacklisting (No corresponding statute)**

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

● **6. Waiver of Tenant Rights (Miss. Code § 89-8-5)**

■ *Legal Reference:* [Miss. Code § 89-8-5](#) (click to view statute)

11. PROPERTY MANAGER LICENSING

- 1. Real Estate Broker License Requirement (Miss. Code § 73-35-5)

■ *Legal Reference:* [Miss. Code § 73-35-5](#) (click to view statute)

- 2. Property Management Agreement (Miss. Code § 73-35-21)

■ *Legal Reference:* [Miss. Code § 73-35-21](#) (click to view statute)

- 3. Trust Account Requirements (Miss. Code § 73-35-21)

■ *Legal Reference:* [Miss. Code § 73-35-21](#) (click to view statute)

- 4. Property Manager Bond/Insurance (No corresponding statute)

■ *Legal Reference:* No corresponding statute

12. REPORTING & DOCUMENTATION

- 1. Record Retention (General business practice)

■ *Legal Reference:* [General business practice](#) (click to view statute)

- 2. Rent Payment Records (General business practice)

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

- 3. Maintenance Logs (Miss. Code § 89-8-23 (repair obligations))

■ *Legal Reference:* [Miss. Code § 89-8-23 \(repair obligations\)](#) (click to view statute)

- 4. Inspection Reports (Miss. Code § 89-8-21 (security deposit))

■ *Legal Reference:* [Miss. Code § 89-8-21 \(security deposit\)](#) (click to view statute)

- 5. Lead Registry (Federal requirement)

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

- 6. Bedbug Registry (No corresponding statute)

■ *Legal Reference:* No corresponding statute

- 7. Tenant Screening Reports (Federal Fair Credit Reporting Act)

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

● **8. Criminal Background Checks** (No specific statute; federal Fair Housing Act)

■ *Legal Reference: No specific statute; federal Fair Housing Act*

13. SECURITY DEPOSITS

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

■ *Legal Reference: No statutory limit*

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

■ *Legal Reference: No specific statute*

● **3. Security Deposit Return** (Miss. Code § 89-8-21(3))

■ *Legal Reference: [Miss. Code § 89-8-21\(3\)](#) (click to view statute)*

● **4. Allowable Deductions** (Miss. Code § 89-8-21)

■ *Legal Reference: [Miss. Code § 89-8-21](#) (click to view statute)*

● **5. Itemization Requirements** (Miss. Code § 89-8-21(3))

■ *Legal Reference: [Miss. Code § 89-8-21\(3\)](#) (click to view statute)*

● **6. Penalties for Wrongful Withholding** (Miss. Code § 89-8-21(4))

■ *Legal Reference: [Miss. Code § 89-8-21\(4\)](#) (click to view statute)*

● **7. Interest on Deposits** (No corresponding statute)

■ *Legal Reference: No corresponding statute*

● **8. Transfer of Deposit When Property Sold** (Miss. Code § 89-8-21(2))

■ *Legal Reference: [Miss. Code § 89-8-21\(2\)](#) (click to view statute)*

14. SPECIAL PROPERTY TYPES

● **1. Mobile Home Parks** (Miss. Code § 89-7 (general landlord-tenant))

■ *Legal Reference: [Miss. Code § 89-7 \(general landlord-tenant\)](#) (click to view statute)*

● **2. Rent-to-Own** (No corresponding statute)

■ *Legal Reference: No corresponding statute*

● **3. Condominiums** (Miss. Code § 89-9 (Condominium Law))

■ *Legal Reference:* [Miss. Code § 89-9 \(Condominium Law\)](#) (click to view statute)

● **4. Subsidized Housing (Federal HUD regulations)**

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

● **5. Student Housing (No corresponding statute)**

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

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

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

● **7. Short-Term Rentals (No specific state statute)**

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

● **8. Commercial Property (Miss. Code § 89-8-3 (excludes commercial))**

■ *Legal Reference:* [Miss. Code § 89-8-3 \(excludes commercial\)](#) (click to view statute)

15. SUBLETTING & ASSIGNMENT

● **1. Subletting (No corresponding statute; general contract law)**

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

● **2. Assignment of Lease (No corresponding statute; general contract law)**

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

● **3. Landlord's Consent (No corresponding statute)**

■ *Legal Reference:* [No corresponding 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. Rental Registration (Local ordinances)**

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

● **3. Rental Inspections (Local ordinances)**

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

● **4. Occupancy Limits (Local housing codes)**

■ *Legal Reference: [Local housing codes](#)*

● **5. Parking Requirements (Local zoning ordinances)**

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

● **6. HOA Rules (No corresponding statute)**

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

● **7. Condo Association Rules (Miss. Code § 89-9 (Condominium Law))**

■ *Legal Reference: [Miss. Code § 89-9 \(Condominium Law\)](#)*

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

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

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

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