

Wyoming

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 Wyoming. 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. ACCESS & ENTRY

- 1. Landlord Right of Entry (W.S. § 1-21-1205(a)(iii))
■ Legal Reference: [W.S. § 1-21-1205\(a\)\(iii\)](#) (click to view statute)
- 2. Emergency Entry (W.S. § 1-21-1205)
■ Legal Reference: [W.S. § 1-21-1205](#) (click to view statute)
- 3. Tenant Denial of Access (W.S. § 1-21-1205(a)(iii))
■ Legal Reference: [W.S. § 1-21-1205\(a\)\(iii\)](#) (click to view statute)
- 4. Notice Requirements for Showings (No specific statute)
■ Legal Reference: *No specific statute*

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (W.S. § 1-21-1206, W.S. § 1-21-1207)
■ Legal Reference: [W.S. § 1-21-1206](#), [W.S. § 1-21-1207](#) (click to view statute)
- 2. Written Lease Requirements (No specific statute)
■ Legal Reference: *No specific statute*
- 3. Lease Language Requirements (No specific statute)
■ Legal Reference: *No specific statute*
- 4. Lease Addendums (W.S. § 1-21-1207, Federal requirements)
■ Legal Reference: [W.S. § 1-21-1207](#), [Federal requirements](#) (click to view statute)
- 5. Lease Renewal (No specific statute)
■ Legal Reference: *No specific statute*
- 6. Lease Termination (W.S. § 1-21-1203)
■ Legal Reference: [W.S. § 1-21-1203](#) (click to view statute)
- 7. Early Termination (W.S. § 1-21-1303 (Domestic Violence), W.S. § 1-21-1203 (Uninhabitability))
■ Legal Reference: [W.S. § 1-21-1303 \(Domestic Violence\)](#), [W.S. § 1-21-1203 \(Uninhabitability\)](#) (click to view statute)

3. EVICTION PROCEDURES

- **1. Grounds for Eviction (W.S. § 1-21-1002, W.S. § 1-21-1203)**
■ *Legal Reference:* [W.S. § 1-21-1002](#), [W.S. § 1-21-1203](#) (click to view statute)
- **2. Eviction Notice - 3-Day Notice to Quit (W.S. § 1-21-1002, W.S. § 1-21-1003)**
■ *Legal Reference:* [W.S. § 1-21-1002](#), [W.S. § 1-21-1003](#) (click to view statute)
- **3. Unconditional Quit Notice (W.S. § 1-21-1002)**
■ *Legal Reference:* [W.S. § 1-21-1002](#) (click to view statute)
- **4. Notice to Pay Rent or Quit (W.S. § 1-21-1003)**
■ *Legal Reference:* [W.S. § 1-21-1003](#) (click to view statute)
- **5. Notice to Cure or Quit (W.S. § 1-21-1003)**
■ *Legal Reference:* [W.S. § 1-21-1003](#) (click to view statute)
- **6. Eviction Filing (Forcible Entry and Detainer) (W.S. § 1-21-1004)**
■ *Legal Reference:* [W.S. § 1-21-1004](#) (click to view statute)
- **7. Eviction Hearing (W.S. § 1-21-1008)**
■ *Legal Reference:* [W.S. § 1-21-1008](#) (click to view statute)
- **8. Writ of Restitution (W.S. § 1-21-1013)**
■ *Legal Reference:* [W.S. § 1-21-1013](#) (click to view statute)
- **9. Self-Help Eviction Prohibition (No specific statute)**
■ *Legal Reference:* No specific statute
- **10. Lockouts (No specific statute)**
■ *Legal Reference:* No specific statute
- **11. Utility Shutoffs (W.S. § 1-21-1203 (implied))**
■ *Legal Reference:* [W.S. § 1-21-1203](#) (implied)
- **12. Abandoned Property (W.S. § 1-21-1210)**
■ *Legal Reference:* [W.S. § 1-21-1210](#) (click to view statute)

4. FAIR HOUSING & DISCRIMINATION

- 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. State Fair Housing Laws (W.S. § 40-26-103)
■ Legal Reference: [W.S. § 40-26-103](#) (click to view statute)
- 3. Reasonable Accommodations (Disability) (Federal Fair Housing Act, ADA)
■ Legal Reference: [Federal Fair Housing Act, ADA](#) (click to view statute)
- 4. Familial Status Protections (Federal Fair Housing Act)
■ Legal Reference: [Federal Fair Housing Act](#) (click to view statute)
- 5. Service Animals (Federal Fair Housing Act, ADA)
■ Legal Reference: [Federal Fair Housing Act, ADA](#) (click to view statute)
- 6. Advertising Restrictions (Federal Fair Housing Act)
■ Legal Reference: [Federal Fair Housing Act](#) (click to view statute)
- 7. Tenant Screening (Criminal Background) (W.S. § 40-26-103(c))
■ Legal Reference: [W.S. § 40-26-103\(c\)](#) (click to view statute)
- 8. Tenant Screening (Credit/Background) (No specific statute; federal FCRA applies)
■ Legal Reference: [No specific statute; federal FCRA applies](#) (click to view statute)

5. FINANCIAL TERMS

- 1. Rent Amount & Payment (No specific statute)
■ Legal Reference: [No specific statute](#)
- 2. Rent Increases (No specific statute; no rent control (W.S. § 65.875 similar prohibition))
■ Legal Reference: [No specific statute; no rent control \(W.S. § 65.875 similar prohibition\)](#)
- 3. Late Fees (No specific statute)
■ Legal Reference: [No specific statute](#)
- 4. NSF/Bounced Check Fees (W.S. § 1-1-115(b))
■ Legal Reference: [W.S. § 1-1-115\(b\)](#) (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 applies)**

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

● **8. Utilities (W.S. § 1-21-1203(a))**

■ *Legal Reference: [W.S. § 1-21-1203\(a\)](#) (click to view statute)*

6. LEASE PROVISIONS & SPECIAL CLAUSES

● **1. Attorney Fees Clause (W.S. § 1-21-1211(b))**

■ *Legal Reference: [W.S. § 1-21-1211\(b\)](#) (click to view statute)*

● **2. Jury Trial Waiver (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **3. Confession of Judgment (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **4. Automatic Renewal Clauses (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

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

■ *Legal Reference: No corresponding statute*

7. LOCAL ORDINANCES

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

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

● **2. HOA Rules (No specific statute)**

■ *Legal Reference: No specific statute*

● **3. Condo Association Rules (Wyoming Condominium Act (if applicable))**

■ *Legal Reference: [Wyoming Condominium Act](#) (if applicable)*

● 4. Zoning Compliance (Local zoning ordinances)

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

8. OCCUPANCY & USE

● 1. Occupancy Standards (No specific statute; federal guidelines apply)

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

● 2. Guests (No corresponding statute)

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

● 3. Subletting & Assignment (No specific statute)

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

● 4. Unauthorized Occupants (W.S. § 1-21-1204)

■ *Legal Reference:* [W.S. § 1-21-1204](#) (click to view statute)

● 5. Illegal Activity (W.S. § 1-21-1002)

■ *Legal Reference:* [W.S. § 1-21-1002](#) (click to view statute)

● 6. Noise/Disturbance (W.S. § 1-21-1204, W.S. § 1-21-1002)

■ *Legal Reference:* [W.S. § 1-21-1204](#), [W.S. § 1-21-1002](#) (click to view statute)

● 7. Property Damage by Tenant (W.S. § 1-21-1002, W.S. § 1-21-1204)

■ *Legal Reference:* [W.S. § 1-21-1002](#), [W.S. § 1-21-1204](#) (click to view statute)

9. PET POLICIES

● 1. Pet Restrictions (No corresponding statute)

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

● 2. Pet Deposits & Fees (No corresponding statute)

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

● 3. Pet Damage (W.S. § 1-21-1208)

■ *Legal Reference:* [W.S. § 1-21-1208](#)

● 4. Dangerous Animals (No corresponding statute)

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

10. PROPERTY CONDITIONS & HABITABILITY

● **1. Warranty of Habitability (W.S. § 1-21-1203(a))**

■ *Legal Reference:* [W.S. § 1-21-1203\(a\) \(click to view statute\)](#)

● **2. Landlord Repair Obligations (W.S. § 1-21-1203(a))**

■ *Legal Reference:* [W.S. § 1-21-1203\(a\) \(click to view statute\)](#)

● **3. Tenant Maintenance Responsibilities (W.S. § 1-21-1204)**

■ *Legal Reference:* [W.S. § 1-21-1204 \(click to view statute\)](#)

● **4. Tenant Repair Request Process (W.S. § 1-21-1203(b), W.S. § 1-21-1206)**

■ *Legal Reference:* [W.S. § 1-21-1203\(b\), W.S. § 1-21-1206 \(click to view statute\)](#)

● **5. Landlord Right to Refuse Repairs (W.S. § 1-21-1203(d))**

■ *Legal Reference:* [W.S. § 1-21-1203\(d\) \(click to view statute\)](#)

● **6. Tenant Repair and Deduct (W.S. § 1-21-1206)**

■ *Legal Reference:* [W.S. § 1-21-1206 \(click to view statute\)](#)

● **7. Rent Withholding (W.S. § 1-21-1203)**

■ *Legal Reference:* [W.S. § 1-21-1203 \(click to view statute\)](#)

● **8. Emergency Repairs (No specific statute)**

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

● **9. Smoke Detectors (No specific state statute; check local codes)**

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

● **10. Carbon Monoxide Detectors (No specific state statute; check local codes)**

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

● **11. Lead-Based Paint (Federal requirement (42 USC 4852d))**

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

● **12. Mold Disclosure (No corresponding statute)**

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

● **13. Bed Bugs (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **14. Pest Control (W.S. § 1-21-1203 (general habitability))**

■ *Legal Reference: W.S. § 1-21-1203 (general habitability)*

11. PROPERTY MANAGEMENT

● **1. Property Management Licensing (Wyoming Real Estate License Act)**

■ *Legal Reference: [Wyoming Real Estate License Act](#) (click to view statute)*

● **2. Property Management Agreements (No specific statute; general contract law)**

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

● **3. Trust Accounts (Real estate licensing regulations)**

■ *Legal Reference: [Real estate licensing regulations](#) (click to view statute)*

● **4. Broker of Record (Wyoming Real Estate License Act)**

■ *Legal Reference: [Wyoming Real Estate License Act](#) (click to view statute)*

12. REPORTING & DOCUMENTATION

● **1. Record Retention (No specific landlord-tenant statute; real estate regulations may apply)**

■ *Legal Reference: No specific landlord-tenant statute; real estate regulations may apply*

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

■ *Legal Reference: General business practice*

● **3. Maintenance Logs (General business practice, W.S. § 1-21-1203 (repairs))**

■ *Legal Reference: General business practice, W.S. § 1-21-1203 (repairs)*

● **4. Inspection Reports (W.S. § 1-21-1208 (implied for security deposits))**

■ *Legal Reference: W.S. § 1-21-1208 (implied for security deposits)*

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

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

● **6. Bedbug Registry (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

13. RETALIATION & TENANT RIGHTS

● **1. Retaliation (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **2. Tenant Privacy Rights (W.S. § 1-21-1205)**

■ *Legal Reference: [W.S. § 1-21-1205](#) (click to view statute)*

● **3. Tenant Right to Organize (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **4. Landlord Harassment (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

14. SECURITY DEPOSITS

● **1. Security Deposit Limits (No specific statute)**

■ *Legal Reference: No specific statute*

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

■ *Legal Reference: No specific statute*

● **3. Security Deposit Return (W.S. § 1-21-1208(a))**

■ *Legal Reference: [W.S. § 1-21-1208\(a\)](#) (click to view statute)*

● **4. Allowable Deductions (W.S. § 1-21-1208(a))**

■ *Legal Reference: [W.S. § 1-21-1208\(a\)](#) (click to view statute)*

● **5. Itemization Requirements (W.S. § 1-21-1208(a))**

■ *Legal Reference: [W.S. § 1-21-1208\(a\)](#) (click to view statute)*

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

■ *Legal Reference: No corresponding statute*

● **7. Nonrefundable Fees Disclosure (W.S. § 1-21-1207)**

■ *Legal Reference: [W.S. § 1-21-1207](#) (click to view statute)*

● 8. Deposit Transfer on Property Sale (W.S. § 1-21-1209)

■ Legal Reference: [W.S. § 1-21-1209](#) (click to view statute)

● 9. Walk-Through Inspection (No specific statute)

■ Legal Reference: *No specific statute*

15. SPECIAL PROPERTY TYPES

● 1. Mobile Homes/Manufactured Housing (No specific statute)

■ Legal Reference: *No specific statute*

● 2. Single-Family Homes (W.S. § 1-21-1201 et seq. applies)

■ Legal Reference: *W.S. § 1-21-1201 et seq. applies*

● 3. Subsidized Housing (Federal HUD regulations)

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

● 4. Student Housing (No specific statute)

■ Legal Reference: *No specific statute*

● 5. Senior Housing (Federal Fair Housing Act (55+ housing exemption))

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

● 6. Short-Term Rentals (No specific state statute; check local ordinances)

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

● 7. Commercial Property (W.S. § 1-21-1201 - Residential rental property law does not apply)

■ Legal Reference: *W.S. § 1-21-1201 - Residential rental property law does not apply*

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. HOA Rules (No specific statute)**

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

● **3. Condo Association Rules (Wyoming Condominium Act (if applicable))**

■ *Legal Reference:* [Wyoming Condominium Act \(if applicable\)](#)

● **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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