

West's Annotated Indiana Code [Currentness](#)

Title 32. Property ([Refs & Annos](#))

▢ [Article 31](#). Landlord--Tenant Relations

→ [Chapter 1](#). General Provisions

→ **32-31-1-1 Determination of tenancies at will**

Sec. 1. (a) A tenancy at will may be determined by a one (1) month notice in writing, delivered to the tenant.

(b) A tenancy at will cannot arise or be created without an express contract.

32-31-1-2 Month to month tenancies

Sec. 2. A general tenancy in which the premises are occupied by the express or constructive consent of the landlord is considered to be a tenancy from month to month. However, this section does not apply to land used for agricultural purposes.

32-31-1-3 Determination of tenancies

Sec. 3. A tenancy from year to year may be determined by a notice given to the tenant not less than three (3) months before the expiration of the year.

32-31-1-4 Notice

Sec. 4. (a) This section applies to a tenancy of not more than three (3) months which, by express or implied agreement of the parties, extends from one (1) period to another.

(b) Notice to the tenant equal to the interval between the periods is sufficient to determine a tenancy described in subsection (a).

32-31-1-5 Form; notice terminating tenancy from year to year

Sec. 5. The following form of notice may be used to terminate a tenancy from year to year:

(insert date here)

To (insert name of tenant here):

You are notified to vacate at the expiration of the current year of tenancy the following property: (insert description of property here).

(insert name of landlord here)

32-31-1-6 Rent; refusal or neglect to pay

Sec. 6. If a tenant refuses or neglects to pay rent when due, a landlord may terminate the lease with not less than ten (10) days notice to the tenant unless:

- (1) the parties otherwise agreed; or
- (2) the tenant pays the rent in full before the notice period expires.

32-31-1-7 Forms; notice to quit; failure or refusal to pay rent

Sec. 7. The following form of notice may be used when a tenant fails or refuses to pay rent:

(insert date here)

To (insert name of tenant here):

You are notified to vacate the following property not more than ten (10) days after you receive this notice unless you pay the rent due on the property within ten (10) days: (insert description of property here).

(insert name of landlord here)

32-31-1-8 Notice to quit; when not necessary

Sec. 8. Notice is not required to terminate a lease in the following situations:

- (1) The landlord agrees to rent the premises to the tenant for a specified period of time.
- (2) The time for the determination of the tenancy is specified in the contract.

(3) A tenant at will commits waste.

(4) The tenant is a tenant at sufferance.

(5) The express terms of the contract require the tenant to pay the rent in advance, and the tenant refuses or neglects to pay the rent in advance.

(6) The landlord-tenant relationship does not exist.

32-31-1-9 Service of notices

Sec. 9. (a) Notice required under [sections 1](#) through 7 of this chapter may be served on the tenant.

(b) If the tenant cannot be found, notice may be served on a person residing at the premises. The person serving the notice must explain the contents of the notice to the person being served.

(c) If a person described in subsection (b) is not found on the premises, notice may be served by affixing a copy of the notice to a conspicuous part of the premises.

32-31-1-10 Conveyance by landlord

Sec. 10. A conveyance by a landlord of real estate or of any interest in the real estate is valid without the attornment of the tenant. If the tenant pays rent to the landlord before the tenant receives notice of the conveyance, the rent paid to the landlord is good against the grantee.

32-31-1-11 Attornment of tenant to stranger

Sec. 11. The attornment of a tenant to a stranger is void and does not affect the possession of the landlord unless:

(1) the landlord consents to the attornment; or

(2) the attornment is made under a judgment at law or the order or decree of a court.

32-31-1-12 Sublessees; remedy against landlord

Sec. 12. A sublessee has the same remedy under the original lease against the chief landlord as the sublessee would have had against the immediate lessor.

32-31-1-13 Alienees of lessors and lessees; remedies

Sec. 13. An alienee of a lessor or lessee of land has the same legal remedies in relation to the land as the lessor or lessee.

32-31-1-14 Rents; lands granted for life

Sec. 14. Rents from lands granted for life or lives may be recovered as other rents.

32-31-1-15 Rents; dependency on life of another; recovery of arrears

Sec. 15. A person entitled to rents dependent on the life of another person may recover arrears unpaid at the death of the other person.

32-31-1-16 Rents; executors and administrators; remedies and liabilities

Sec. 16. An executor or administrator of the estate of a decedent, whether a testator or intestate:

(1) has the same remedies to recover rents; and

(2) is subject to the same liabilities to pay rents;

as the decedent.

32-31-1-17 Occupant without special contract; liability for rent

Sec. 17. An occupant of land without special contract is liable for the rent to any person entitled to receive the rent.

32-31-1-18 Death of life tenant demising land; recovery of rent

Sec. 18. If a life tenant who has demised any lands dies on or after the day on which rent is due and payable,

the executor or administrator of the life tenant's estate may recover from the under tenant the whole rent due. If the life tenant dies before the day on which rent is due:

(1) the executor or administrator of the life tenant's estate may recover the proportion of rent that accrued before; and

(2) the remainderman may recover the proportion of rent that accrued after;

the life tenant's death.

32-31-1-19 Crop paid as rent

Sec. 19. (a) In a case where a tenant agrees under contract to pay as rent:

(1) a part of the crop raised on the leased premises;

(2) rent in kind; or

(3) a cash rent;

the landlord may have a lien on the crop raised under the contract for payment of the rent. If the tenant refuses or neglects to pay or deliver to the landlord the rent when it is due, the landlord may enforce the lien by selling the crop.

(b) A landlord who desires to acquire a lien on a crop raised under a contract on leased premises must file a financing statement under [IC 26-1-9.1-501](#) at least thirty (30) days before the crop matures and during the year in which the crop is grown. The financing statement must:

(1) give notice of the landlord's intention to hold a lien upon the crop for the amount of rent due;

(2) specifically set forth the amount claimed; and

(3) describe the lands on which the crop is being grown with sufficient precision to identify the lands.

(c) A lien created under this section relates to the time of filing and has priority over all liens created thereafter. However, a tenant may, after giving written notice to the landlord or the landlord's agent, remove the

tenant's portion of the crop from the leased premises and dispose of the tenant's portion of the crop when the rent is to be paid in part of the crop raised. If the tenant does not give written notice to the landlord, the tenant may remove not more than one-half (1/2) of the crop growing or matured.

32-31-1-20 Privately owned real property; regulation of rental rates

Sec. 20. (a) This section does not apply to privately owned real property for which government funds or benefits have been allocated from the United States government, the state, or a political subdivision for the express purpose of providing reduced rents to low or moderate income tenants.

(b) Regulation of rental rates for privately owned real property must be authorized by an act of the general assembly.

32-31-1-21 Disclosure to tenant of flood plain status of property

Sec. 21. (a) This section applies to rental agreements entered into or renewed after June 30, 2009, for residential, agricultural, and commercial property.

(b) If the lowest floor of a structure, including a basement, that is the subject of a rental agreement is at or below the one hundred (100) year frequency flood elevation, as determined by:

- (1) the department of natural resources;
- (2) the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps; or
- (3) FEMA approved local flood plain maps;

the landlord shall clearly disclose in a landlord-tenant rental agreement that the structure is located in a flood plain.

32-31-2-1 Recordation; required

Sec. 1. Not more than forty-five (45) days after its execution, a lease of real estate for a period longer than three (3) years shall be recorded in the Miscellaneous Record in the recorder's office of the county in which the real estate is located.

32-31-2-2 Unrecorded leases; void

Sec. 2. If a lease for a period longer than three (3) years is not recorded within forty-five (45) days after its execution, the lease is void against any subsequent purchaser, lessee, or mortgagee who acquires the real estate in good faith and for valuable consideration.

32-31-2.9-1 Applicability of definitions

Sec. 1. The definitions in IC 32-31-3 apply throughout this chapter.

32-31-2.9-2 “Residential landlord-tenant” statute defined

Sec. 2. As used in this chapter, “residential landlord-tenant statute” refers to any of the following:

- (1) IC 32-31-3.
- (2) IC 32-31-4.
- (3) IC 32-31-5.
- (4) IC 32-31-6.
- (5) IC 32-31-7.
- (6) IC 32-31-8.
- (7) IC 32-31-9.

32-31-2.9-3 Dwelling units located in Indiana

Sec. 3. The residential landlord-tenant statutes apply to rental agreements for dwelling units located in Indiana.

32-31-2.9-4 Exemptions

Sec. 4. The residential landlord-tenant statutes do not apply to any of the following arrangements unless the

arrangement was created to avoid application of the residential landlord-tenant statutes:

(1) Residence at a rental unit owned or operated by an institution that is directly related to detention or the provision of medical care, maternity home care, education, counseling, religious service, geriatric service, or a similar service.

(2) Occupancy under a contract of sale of a rental unit or the property of which the rental unit is a part if the occupant is the purchaser or a person who succeeds to the purchaser's interest. However, the residential landlord-tenant statutes apply to occupancy of a rental unit under a rental agreement described in [IC 32-31-3-7\(b\)](#).

(3) Occupancy by a member of a fraternal or social organization in the part of a structure operated for the benefit of the organization.

(4) Transient occupancy in a hotel, motel, or other lodging.

(5) Occupancy by an employee of a landlord whose right to occupancy is conditional upon employment in or about the premises.

(6) Occupancy by an owner of a condominium unit or a holder of a proprietary lease in a cooperative.

(7) Occupancy under a rental agreement covering property used by the occupant primarily for agricultural purposes.

32-31-2.9-5 Applicability of chapter

Sec. 5. This chapter does not limit the application of a statute that is not a residential landlord-tenant statute to a residential landlord-tenant relationship if the statute would otherwise be applicable to the relationship.

32-31-3-1 Repealed

32-31-3-1.1 Rental agreements entered into before July 1, 1989

Sec. 1.1. Rental agreements entered into before July 1, 1989, remain valid and may be terminated, completed, consummated, or enforced as though this chapter had not been enacted.

32-31-3-2 "Cooperative housing association" defined

Sec. 2. As used in this chapter, “cooperative housing association” means a consumer cooperative that provides dwelling units to its members.

32-31-3-3 “Landlord” defined

Sec. 3. As used in this chapter, “landlord” means:

(1) the owner, lessor, or sublessor of a rental unit or the property of which the unit is a part; or

(2) a person authorized to exercise any aspect of the management of the premises, including a person who directly or indirectly:

(A) acts as a rental agent; or

(B) receives rent or any part of the rent other than as a bona fide purchaser.

32-31-3-4 “Owner” defined

Sec. 4. (a) As used in this chapter, “owner” means one (1) or more persons in whom is vested all or part of the legal title to property.

(b) The term includes a mortgagee or contract purchaser in possession.

32-31-3-5 “Person” defined

Sec. 5. As used in this chapter, “person” means an individual, a corporation, an association, a partnership, a governmental entity, a trust, an estate, or any other legal or commercial entity.

32-31-3-6 “Rent” defined

Sec. 6. As used in this chapter, “rent” includes all payments made to a landlord under a rental agreement except a security deposit, however denominated.

32-31-3-7 “Rental agreement” defined

Sec. 7. (a) As used in this chapter, “rental agreement” means an agreement together with any modifications, embodying the terms and conditions concerning the use and occupancy of a rental unit.

(b) The term includes an agreement, regardless of what the agreement is called, that satisfies the following:

- (1) The agreement is entered into after June 30, 2008.
- (2) The agreement provides for a rental period, explicitly or implicitly, regardless of the term of the rental period.
- (3) The agreement contains an option to purchase.

32-31-3-8 “Rental unit” defined

Sec. 8. As used in this chapter, “rental unit” means:

- (1) a structure, or the part of a structure, that is used as a home, residence, or sleeping unit by:
 - (A) one (1) individual who maintains a household; or
 - (B) two (2) or more individuals who maintain a common household; or
- (2) any grounds, facilities, or area promised for the use of a residential tenant, including the following:
 - (A) An apartment unit.
 - (B) A boarding house.
 - (C) A rooming house.
 - (D) A mobile home space.
 - (E) A single or two (2) family dwelling.

32-31-3-9 “Security deposit” defined

Sec. 9. (a) As used in this chapter, “security deposit” means a deposit paid by a tenant to the landlord or the landlord's agent to be held for all or a part of the term of the rental agreement to secure performance of any obligation of the tenant under the rental agreement.

(b) The term includes:

- (1) a required prepayment of rent other than the first full rental payment period of the lease agreement;
- (2) a sum required to be paid as rent in any rental period in excess of the average rent for the term; and
- (3) any other amount of money or property returnable to the tenant on condition of return of the rental unit by the tenant in a condition as required by the rental agreement.

(c) The term does not include the following:

- (1) An amount paid for an option to purchase under a lease with option to purchase, unless it is shown that the intent was to evade this chapter.
- (2) An amount paid as a subscription for or purchase of a membership in a cooperative housing association incorporated under Indiana law.

32-31-3-10 “Tenant” defined

Sec. 10. As used in this chapter, “tenant” means an individual who occupies a rental unit:

- (1) for residential purposes;
- (2) with the landlord's consent; and
- (3) for consideration that is agreed upon by both parties.

32-31-3-11 Jurisdiction of courts

Sec. 11. (a) The following courts have original and concurrent jurisdiction in cases arising under this chapter:

(1) A circuit court.

(2) A superior court.

(3) A county court.

(4) A municipal court.

(5) A small claims court.

(b) A case arising under this chapter may be filed on the small claims docket of a court that has jurisdiction.

32-31-3-12 Return of deposits; deductions; liability

Sec. 12. (a) Upon termination of a rental agreement, a landlord shall return to the tenant the security deposit minus any amount applied to:

(1) the payment of accrued rent;

(2) the amount of damages that the landlord has suffered or will reasonably suffer by reason of the tenant's noncompliance with law or the rental agreement; and

(3) unpaid utility or sewer charges that the tenant is obligated to pay under the rental agreement;

all as itemized by the landlord with the amount due in a written notice that is delivered to the tenant not more than forty-five (45) days after termination of the rental agreement and delivery of possession. The landlord is not liable under this chapter until the tenant supplies the landlord in writing with a mailing address to which to deliver the notice and amount prescribed by this subsection. Unless otherwise agreed, a tenant is not entitled to apply a security deposit to rent.

(b) If a landlord fails to comply with subsection (a), a tenant may recover all of the security deposit due the tenant and reasonable attorney's fees.

(c) This section does not preclude the landlord or tenant from recovering other damages to which either is entitled.

(d) The owner of the dwelling unit at the time of the termination of the rental agreement is bound by this section.

32-31-3-13 Use of deposits

Sec. 13. A security deposit may be used only for the following purposes:

(1) To reimburse the landlord for actual damages to the rental unit or any ancillary facility that are not the result of ordinary wear and tear.

(2) To pay the landlord for:

(A) all rent in arrearage under the rental agreement; and

(B) rent due for premature termination of the rental agreement by the tenant.

(3) To pay for the last payment period of a residential rental agreement if a written agreement between the landlord and the tenant stipulates that the security deposit will serve as the last payment of rent due.

(4) To reimburse the landlord for utility or sewer charges paid by the landlord that are:

(A) the obligation of the tenant under the rental agreement; and

(B) unpaid by the tenant.

32-31-3-14 Notice of damages; refund of remaining deposit

Sec. 14. Not more than forty-five (45) days after the termination of occupancy, a landlord shall mail to a tenant an itemized list of damages claimed for which the security deposit may be used under [section 13](#) of this chapter. The list must set forth:

(1) the estimated cost of repair for each damaged item; and

(2) the amounts and lease on which the landlord intends to assess the tenant.

The landlord shall include with the list a check or money order for the difference between the damages claimed and the amount of the security deposit held by the landlord.

32-31-3-15 Remittance of full deposit

Sec. 15. Failure by a landlord to provide notice of damages under [section 14](#) of this chapter constitutes agreement by the landlord that no damages are due, and the landlord must remit to the tenant immediately the full security deposit.

32-31-3-16 Liability for withheld deposits

Sec. 16. A landlord who fails to comply with [sections 14](#) and [15](#) of this chapter is liable to the tenant in an amount equal to the part of the deposit withheld by the landlord plus reasonable attorney's fees and court costs.

32-31-3-17 Waiver of chapter

Sec. 17. A waiver of this chapter by a landlord or tenant is void.

32-31-3-18 Disclosure of managers and agents

Sec. 18. (a) A landlord or a person authorized to enter into a rental agreement on behalf of the landlord shall disclose and furnish to the tenant in writing at or before the commencement of the rental agreement the names and addresses of the following:

(1) A person residing in Indiana who is authorized to manage the dwelling unit.

(2) A person residing in Indiana who is reasonably accessible to the tenant and who is authorized to act as agent for the owner for purposes of:

(A) service of process; and

(B) receiving and receipting for notices and demands.

A person who is identified as being authorized to manage under subdivision (1) may also be identified as the person authorized to act as agent under subdivision (2).

(b) This section is enforceable against any successor landlord, owner, or manager.

(c) A person who fails to comply with subsection (a) becomes an agent of each person who is a landlord for purposes of:

(1) service of process and receiving and receipting for notices and demands; and

(2) performing the obligations of the landlord under law or the rental agreement.

(d) If the information required by subsection (a) is not disclosed at the beginning of the rental agreement, the tenant shall be allowed any expenses reasonably incurred to discover the names and addresses required to be furnished.

32-31-3-19 Sale of property; liability for deposits; exceptions

Sec. 19. (a) Unless otherwise agreed, if a landlord conveys, in a good faith sale to a bona fide purchaser, property that includes a dwelling unit subject to a rental agreement, the landlord is relieved of liability under law or the rental agreement as to events occurring after written notice to the tenant of the conveyance. However, for one (1) year after giving notice of the conveyance, the landlord remains liable to the tenant for the security deposit to which the tenant is entitled under [section 14](#) of this chapter unless:

(1) the purchaser acknowledges that the purchaser has assumed the liability of the seller by giving notice to the tenant; and

(2) upon conveyance the seller transfers the security deposit to the purchaser.

(b) Unless otherwise agreed, a manager of a dwelling unit is relieved of any liability the manager might have under law or the rental agreement as to events occurring after written notice to the tenant of the termination of the manager's management.

32-31-4-1 "Exempt property" defined

Sec. 1. As used in this chapter, "exempt property" means personal property that is any of the following:

(1) Medically necessary for an individual.

- (2) Used by a tenant for the tenant's trade or business.
- (3) Any of the following, as necessary for the tenant or a member of the tenant's household:
 - (A) A week's supply of seasonably necessary clothing.
 - (B) Blankets.
 - (C) Items necessary for the care and schooling of a minor child.

32-31-4-1.5 "Storage facility" defined

Sec. 1.5. As used in this chapter, "storage facility" means any location approved by a court for storage of a tenant's personal property under [section 2\(e\)](#) of this chapter.

32-31-4-2 Abandonment of property by tenant; court order allowing removal by landlord

Sec. 2. (a) A landlord has no liability for loss or damage to a tenant's personal property if the tenant's personal property has been abandoned by the tenant.

(b) For purposes of this section, a tenant's personal property is considered abandoned if a reasonable person would conclude that the tenant has vacated the premises and has surrendered possession of the personal property.

(c) An oral or a written rental agreement may not define abandonment differently than is provided in subsection (b).

(d) If a landlord is awarded possession of a dwelling unit by a court under IC 32-30-2, the landlord may seek an order from the court allowing removal of a tenant's personal property.

(e) If the tenant fails to remove the tenant's personal property before the date specified in the court's order issued under subsection (d), the landlord may remove the tenant's personal property in accordance with the order and deliver the personal property to a warehouseman under [section 3](#) of this chapter or to a storage facility approved by the court.

32-31-4-3 Delivery to warehouseman after notice to tenant; release of exempt property

Sec. 3. (a) If a tenant has failed to remove the tenant's personal property under [section 2](#) of this chapter, a landlord may deliver the personal property to a warehouseman or to a storage facility if notice of both of the following has been personally served on the tenant at the last known address of the tenant:

(1) An order for removal of personal property issued under [section 2](#) of this chapter.

(2) The identity and location of the warehouseman or the storage facility.

(b) At the demand of the owner of the exempt property, the warehouseman or storage facility shall release the exempt property to the owner without requiring payment from the owner at the time of delivery.

(c) A waiver of the provisions of [section 1](#) of this chapter or subsection (b) by contract or otherwise is void.

[32-31-4-4 Lien on nonexempt property for expenses incurred by warehouseman](#)

Sec. 4. (a) A warehouseman or storage facility that receives property under this chapter holds a lien on all of that property that is not exempt property to the extent of the expenses for any of the following incurred by the warehouseman or storage facility with respect to all of the property, whether exempt or not exempt:

(1) Storage.

(2) Transportation.

(3) Insurance.

(4) Labor.

(5) Present or future charges related to the property.

(6) Expenses necessary for preservation of the property.

(7) Expenses reasonably incurred in the lawful sale of the property.

(b) A tenant may claim the tenant's property at any time until the sale of the property under [section 5](#) of this chapter by paying the warehouseman or storage facility the expenses described in this section.

32-31-4-5 Sale of unclaimed property

Sec. 5. If a tenant does not claim the tenant's property within ninety (90) days after receiving notice under [section 3](#) of this chapter, a warehouseman or storage facility may sell the property received under this chapter under [IC 26-1-7-210\(b\)](#).

32-31-5-1 Applicability of chapter; waiver of rights prohibited

Sec. 1. (a) This chapter applies only to a rental agreement entered into or renewed after June 30, 1999.

(b) This chapter applies to a landlord or tenant only if the rental agreement was entered into or renewed after June 30, 1999.

(c) A waiver of this chapter by a landlord or tenant, including a former tenant, by contract or otherwise, is void.

32-31-5-2 Applicability of definitions

Sec. 2. Except as otherwise provided in this chapter, the definitions in [IC 32-31-3](#) apply throughout this chapter.

32-31-5-3 "Dwelling unit" defined

Sec. 3. (a) As used in this chapter, "dwelling unit" means a structure or part of a structure that is used as a home, residence, or sleeping unit.

(b) The term includes the following:

(1) An apartment unit.

(2) A boarding house unit.

(3) A rooming house unit.

(4) A manufactured home (as defined in [IC 22-12-1-16](#)) or mobile structure (as defined in [IC 22-12-1-17](#)) and the space occupied by the manufactured home or mobile structure.

(5) A single or two (2) family dwelling.

32-31-5-4 Written notice required to modify rental agreement

Sec. 4. Unless otherwise provided by a written rental agreement between a landlord and tenant, a landlord shall give the tenant at least thirty (30) days written notice before modifying the rental agreement.

32-31-5-5 Tenant's personal property

Sec. 5. (a) Except as provided in [IC 16-41-27-29](#), IC 32-31-3, or IC 32-31-4, a landlord may not:

- (1) take possession of;
- (2) remove from a tenant's dwelling unit;
- (3) deny a tenant access to; or
- (4) dispose of;

a tenant's personal property in order to enforce an obligation of the tenant to the landlord under a rental agreement.

(b) The landlord and tenant may agree in a writing separate from the rental agreement that the landlord may hold property voluntarily tendered by the tenant as security in exchange for forbearance from an action to evict.

32-31-5-6 Landlord prohibited from interfering with access, possession, or essential services

Sec. 6. (a) This section does not apply if the dwelling unit has been abandoned.

(b) For purposes of this section, a dwelling unit is considered abandoned if:

- (1) the tenants have failed to:
 - (A) pay; or

(B) offer to pay;

rent due under the rental agreement; and

(2) the circumstances are such that a reasonable person would conclude that the tenants have surrendered possession of the dwelling unit.

An oral or written rental agreement may not define abandonment differently than is provided by this subsection.

(c) Except as authorized by judicial order, a landlord may not deny or interfere with a tenant's access to or possession of the tenant's dwelling unit by commission of any act, including the following:

(1) Changing the locks or adding a device to exclude the tenant from the dwelling unit.

(2) Removing the doors, windows, fixtures, or appliances from the dwelling unit.

(3) Interrupting, reducing, shutting off, or causing termination of any of the following to a tenant:

(A) Electricity.

(B) Gas.

(C) Water.

(D) Other essential services.

However, the landlord may interrupt, shut off, or terminate service as the result of an emergency, good faith repairs, or necessary construction. This subdivision does not require a landlord to pay for services described in this subdivision if the landlord has not agreed, by an oral or written rental agreement, to do so.

(d) A tenant may not interrupt, reduce, shut off, or cause termination of:

(1) electricity;

(2) gas;

(3) water; or

(4) other essential services;

to the dwelling unit if the interruption, reduction, shutting off, or termination of the service will result in serious damage to the rental unit.

(e) A tenant may not unreasonably withhold consent to the tenant's landlord to enter the tenant's dwelling unit in order to:

(1) inspect the dwelling unit;

(2) make necessary or agreed to:

(A) repairs;

(B) decorations;

(C) alterations; or

(D) improvements;

(3) supply necessary or agreed to services; or

(4) exhibit the dwelling unit to prospective or actual:

(A) purchasers;

(B) mortgagees;

(C) tenants;

(D) workers; or

(E) contractors.

(f) A landlord may enter the dwelling unit:

(1) without notice to the tenant in the case of an emergency that threatens the safety of the occupants or the landlord's property; and

(2) without the consent of the tenant:

(A) under a court order; or

(B) if the tenant has abandoned or surrendered the dwelling unit.

(g) A landlord:

(1) shall not abuse the right of entry or use a right of entry to harass a tenant;

(2) shall give a tenant reasonable written or oral notice of the landlord's intent to enter the dwelling unit; and

(3) may enter a tenant's dwelling unit only at reasonable times.

32-31-5-7 Smoke detectors

Sec. 7. (a) At the time a landlord delivers a rental unit to a tenant, the landlord shall require the tenant to acknowledge in writing that the rental unit is equipped with a functional smoke detector.

(b) A landlord and a tenant may not waive, in a rental agreement or a separate writing, the requirements under [IC 22-11-18-3.5](#) concerning smoke detectors.

32-31-6-1 Applicability of definitions

Sec. 1. The definitions in IC 32-31-3 and IC 32-31-5 apply throughout this chapter.

32-31-6-2 Emergency possessory order; jurisdiction to grant

Sec. 2. The small claims docket of a court has jurisdiction to grant an emergency possessory order under this chapter.

32-31-6-3 Emergency possessory orders; who may file petition

Sec. 3. The following may file a petition for an emergency possessory order under this chapter:

- (1) A tenant, if the landlord has violated [IC 32-31-5-6](#).
- (2) A landlord, if the tenant has committed or threatens to commit waste to the rental unit.

32-31-6-4 Petition for emergency possessory order; requirements

Sec. 4. A petition for an order under this chapter must:

(1) include an allegation specifying:

(A) the violation, act, or omission caused or threatened by a landlord or tenant; and

(B) The nature of the specific immediate and serious:

(i) injury;

(ii) loss; or

(iii) damage;

that the landlord or tenant has suffered or will suffer if the violation, act, or omission is not enjoined; and

(2) be sworn to by the petitioner.

32-31-6-5 Petition for emergency possessory order; review and hearing

Sec. 5. If a tenant or a landlord petitions the court to issue an order under this chapter, the court shall immediately do the following:

(1) Review the petition.

(2) Schedule an emergency hearing for not later than three (3) business days after the petition is filed.

32-31-6-6 Emergency hearing; findings for tenant

Sec. 6. (a) At the emergency hearing, if the court finds:

(1) probable cause to believe that the landlord has violated or threatened to violate [IC 32-31-5-6](#); and

(2) that the tenant will suffer immediate and serious injury, loss, or damage;

the court shall issue an emergency order under subsection (b).

(b) If the court makes a finding under subsection (a), the court shall order the landlord to do either or both of the following:

(1) Return possession of the dwelling unit to the tenant if the tenant has been deprived of possession of the dwelling unit.

(2) Refrain from violating [IC 32-31-5-6](#).

(c) The court may make other orders that the court considers just under the circumstances, including setting a subsequent hearing at the request of a party to adjudicate related claims between the parties.

32-31-6-7 Emergency hearing; findings for landlord

Sec. 7. (a) As used in this section, “waste” does not include failure to pay rent.

(b) At the emergency hearing, if the court finds:

(1) probable cause to believe that the tenant has committed or threatens to commit waste to the rental unit; and

(2) that the landlord has suffered or will suffer immediate and serious:

(A) injury;

(B) loss; or

(C) damage;

the court shall issue an order under subsection (c).

(c) If the court makes a finding under subsection (b), the court shall order the tenant to do either or both of the following:

(1) Return possession of the dwelling unit to the landlord.

(2) Refrain from committing waste to the dwelling unit.

(d) The court may make other orders that the court considers just under the circumstances, including setting a subsequent hearing at the request of a party to adjudicate related claims between the parties.

32-31-6-8 Summons to appear at emergency hearing; continuances

Sec. 8. (a) If a petition is filed under this chapter, the clerk shall issue to the respondent a summons to appear at a hearing. The summons must:

(1) give notice of the date, time, and place of the hearing; and

(2) inform the respondent that the respondent must appear before the court to answer the petition.

(b) The clerk shall serve the respondent with the summons to appear in accordance with [Rule 4.1 of the Rules of Trial Procedure](#).

(c) The court shall not grant a continuance of the emergency hearing except upon clear and convincing evidence that manifest injustice would result if a continuance were not granted.

32-31-6-9 Subsequent hearings

Sec. 9. If the court sets a subsequent hearing under [section 6\(c\)](#) or 7(d) of this chapter, the court may do the following at the subsequent hearing:

- (1) Determine damages.
- (2) Order return of a tenant's withheld property.
- (3) Make other orders the court considers just under the circumstances.

32-31-6-10 Adjudication of emergency possessory claims

Sec. 10. The adjudication of an emergency possessory claim under [section 6\(b\)](#) or 7(c) of this chapter does not bar a subsequent claim a party may have against the other party arising out of the landlord and tenant relationship unless that claim has been adjudicated under [section 9](#) of this chapter.

32-31-7-1 Application of chapter

Sec. 1. (a) Except as provided in subsection (b), this chapter applies only to dwelling units that are let for rent under a rental agreement entered into after June 30, 2002.

(b) This chapter does not apply to dwelling units that are let for rent with an option to purchase under an agreement entered into before July 1, 2008.

32-31-7-2 Application of IC 32-31-3 definitions

Sec. 2. The definitions in IC 32-31-3 apply throughout this chapter.

32-31-7-3 “Rental premises” defined

Sec. 3. As used in this chapter, “rental premises” includes all of the following:

- (1) A tenant's rental unit.
- (2) The structure in which the tenant's rental unit is a part.

32-31-7-4 Waivers

Sec. 4. A waiver of the application of this chapter by a landlord or tenant, by contract or otherwise, is void.

32-31-7-5 Duties of tenant during occupancy

Sec. 5. A tenant shall do the following:

- (1) Comply with all obligations imposed primarily on a tenant by applicable provisions of health and housing codes.
- (2) Keep the areas of the rental premises occupied or used by the tenant reasonably clean.
- (3) Use the following in a reasonable manner:
 - (A) Electrical systems.
 - (B) Plumbing.
 - (C) Sanitary systems.
 - (D) Heating, ventilating, and air conditioning systems.
 - (E) Elevators, if provided.
 - (F) Facilities and appliances of the rental premises.
- (4) Refrain from defacing, damaging, destroying, impairing, or removing any part of the rental premises.
- (5) Comply with all reasonable rules and regulations in existence at the time a rental agreement is entered into. A tenant shall also comply with amended rules and regulations as provided in the rental agreement.
- (6) Ensure that each smoke detector installed in the tenant's rental unit remains functional and is not disabled. If the smoke detector is battery operated, the tenant shall replace batteries in the smoke detector as necessary. If the smoke detector is hard wired into the rental unit's electrical system, and the tenant believes that the smoke detector is not functional, the tenant shall provide notice to the landlord under [IC 22-11-18-3.5\(e\)\(2\)](#).

This section may not be construed to limit a landlord's obligations under this chapter or IC 32-31-8.

32-31-7-6 Duties of tenant at termination of occupancy

Sec. 6. At the termination of a tenant's occupancy, the tenant shall deliver the rental premises to the landlord in a clean and proper condition, excepting ordinary wear and tear expected in the normal course of habitation of a dwelling unit.

32-31-7-7 Enforcement of obligations; remedies

Sec. 7. (a) A landlord may bring an action in a court with jurisdiction to enforce an obligation of a tenant under this chapter.

(b) Except as provided in subsection (c), a landlord may not bring an action under this chapter unless the following conditions are met:

(1) The landlord gives the tenant notice of the tenant's noncompliance with a provision of this chapter.

(2) The tenant has been given a reasonable amount of time to remedy the noncompliance.

(c) If the noncompliance has caused physical damage that the landlord has repaired, the landlord shall give notice specifying the repairs that the landlord has made and documenting the landlord's cost to remedy the condition described in the notice.

(d) A landlord is not required to comply with the notice requirements of this section to bring an action under subsection (a) if the tenant's occupancy of the rental premises has terminated.

(e) This section may not be construed to limit a landlord's or tenant's rights under IC 32-31-3, IC 32-31-5, or IC 32-31-6.

(f) If the landlord is the prevailing party in an action under this section, the landlord may obtain any of the following, if appropriate under the circumstances:

(1) Recovery of the following:

(A) Actual damages.

(B) Attorney's fees and court costs.

(2) Injunctive relief.

(3) Any other remedy appropriate under the circumstances.

32-31-8-1 Application of chapter

Sec. 1. (a) Except as provided in subsection (b), this chapter applies only to dwelling units that are let for rent under a rental agreement entered into after June 30, 2002.

(b) This chapter does not apply to dwelling units that are let for rent with an option to purchase under an agreement entered into before July 1, 2008.

32-31-8-2 Application of IC 32-31-3 definitions

Sec. 2. The definitions in IC 32-31-3 apply throughout this chapter.

32-31-8-3 "Rental premises" defined

Sec. 3. As used in this chapter, "rental premises" includes all of the following:

(1) A tenant's rental unit.

(2) The structure in which the tenant's rental unit is a part.

32-31-8-4 Waivers

Sec. 4. A waiver of the application of this chapter by a landlord or tenant, by contract or otherwise, is void.

32-31-8-5 Duties of landlord at commencement of and during occupancy

Sec. 5. A landlord shall do the following:

(1) Deliver the rental premises to a tenant in compliance with the rental agreement, and in a safe, clean, and

habitable condition.

- (2) Comply with all health and housing codes applicable to the rental premises.
- (3) Make all reasonable efforts to keep common areas of a rental premises in a clean and proper condition.
- (4) Provide and maintain the following items in a rental premises in good and safe working condition, if provided on the premises at the time the rental agreement is entered into:
 - (A) Electrical systems.
 - (B) Plumbing systems sufficient to accommodate a reasonable supply of hot and cold running water at all times.
 - (C) Sanitary systems.
 - (D) Heating, ventilating, and air conditioning systems. A heating system must be sufficient to adequately supply heat at all times.
 - (E) Elevators, if provided.
 - (F) Appliances supplied as an inducement to the rental agreement.

32-31-8-6 Enforcement of obligations; remedies

Sec. 6. (a) A tenant may bring an action in a court with jurisdiction to enforce an obligation of a landlord under this chapter.

(b) A tenant may not bring an action under this chapter unless the following conditions are met:

- (1) The tenant gives the landlord notice of the landlord's noncompliance with a provision of this chapter.
- (2) The landlord has been given a reasonable amount of time to make repairs or provide a remedy of the condition described in the tenant's notice. The tenant may not prevent the landlord from having access to the rental premises to make repairs or provide a remedy to the condition described in the tenant's notice.

(3) The landlord fails or refuses to repair or remedy the condition described in the tenant's notice.

(c) This section may not be construed to limit a tenant's rights under IC 32-31-3, IC 32-31-5, or IC 32-31-6.

(d) If the tenant is the prevailing party in an action under this section, the tenant may obtain any of the following, if appropriate under the circumstances:

(1) Recovery of the following:

(A) Actual damages and consequential damages.

(B) Attorney's fees and court costs.

(2) Injunctive relief.

(3) Any other remedy appropriate under the circumstances.

(e) A landlord's liability for damages under subsection (d) begins when:

(1) the landlord has notice or actual knowledge of noncompliance; and

(2) the landlord has:

(A) refused to remedy the noncompliance; or

(B) failed to remedy the noncompliance within a reasonable amount of time following the notice or actual knowledge;

whichever occurs first.

32-31-9-1 Application of chapter

Sec. 1. (a) This chapter applies only to a rental agreement for a dwelling unit that is entered into or renewed after June 30, 2007.

(b) This chapter applies to a landlord or tenant only with respect to a rental agreement for a dwelling unit that is entered into or renewed after June 30, 2007.

(c) A waiver of this chapter by a landlord or current or former tenant, by contract or otherwise, is void.

32-31-9-2 Application of IC 32-31-3 definitions

Sec. 2. Except as otherwise provided in this chapter, the definitions in IC 32-31-3 apply throughout this chapter.

32-31-9-3 “Applicable offense” defined

Sec. 3. As used in this chapter, “applicable offense” refers to any of the following:

- (1) A crime involving domestic or family violence (as defined in [IC 35-41-1-6.5](#)).
- (2) A sex offense under IC 35-42-4.
- (3) Stalking under IC 35-45-10.

32-31-9-4 “Applicant” defined

Sec. 4. As used in this chapter, “applicant” means an individual who applies to a landlord to enter into a lease of a dwelling unit.

32-31-9-5 “Dwelling unit” defined

Sec. 5. As used in this chapter, “dwelling unit” has the meaning set forth in [IC 32-31-5-3](#).

32-31-9-6 “Perpetrator” defined

Sec. 6. As used in this chapter, “perpetrator” means an individual who:

- (1) has been convicted of; or

(2) for purposes of a civil protection order, has been determined to have committed;
an applicable offense.

32-31-9-7 “Protected individual” defined

Sec. 7. As used in this chapter, “protected individual” means a tenant or applicant:

(1) who is:

(A) a victim; or

(B) an alleged victim;

of an applicable offense; and

(2) who has received either of the following:

(A) A civil order for protection issued or recognized by a court under IC 34-26-5 that restrains a perpetrator from contact with the individual.

(B) A criminal no contact order that restrains a perpetrator from contact with the individual.

32-31-9-8 Retaliation against tenant prohibited

Sec. 8. (a) A landlord may not terminate a lease, refuse to renew a lease, refuse to enter into a lease, or retaliate against a tenant solely because:

(1) a tenant;

(2) an applicant; or

(3) an individual who is a member of the tenant's or applicant's household;

is a protected individual.

(b) A landlord may not refuse to enter into a lease with an applicant or retaliate against a tenant solely because:

(1) the tenant;

(2) the applicant; or

(3) an individual who is a member of the tenant's or applicant's household;

has terminated a rental agreement as a protected individual under [section 12](#) of this chapter.

32-31-9-9 Change of tenant's locks; outside perpetrators

Sec. 9. (a) This section applies if a perpetrator who is restrained from contact with the tenant referred to in subsection (b) under an order referred to in [section 7\(2\)\(A\)](#) or [7\(2\)\(B\)](#) of this chapter is not a tenant of the same dwelling unit as the tenant referred to in subsection (b).

(b) A landlord shall change the locks of a tenant's dwelling unit upon the written request of the tenant not later than forty-eight (48) hours after the tenant gives the landlord a copy of a court order referred to in [section 7\(2\)](#) of this chapter, and shall give a key to the new locks to the tenant.

32-31-9-10 Change of tenant's locks; resident perpetrators

Sec. 10. (a) This section applies if the perpetrator who is restrained from contact with the tenant referred to in subsection (b) under an order referred to in [section 7\(2\)\(A\)](#) or [7\(2\)\(B\)](#) of this chapter is a tenant of the same dwelling unit as the tenant referred to in subsection (b).

(b) A landlord shall change the locks of a tenant's dwelling unit, upon the written request of the tenant, not later than twenty-four (24) hours after the tenant provides the landlord with a copy of a court order referred to in [section 7\(2\)](#) of this chapter restraining the perpetrator referred to in subsection (a) from contact with the tenant, and shall give a key to the new locks to the tenant.

(c) Unless the court order provided to the landlord under subsection (b) allows the perpetrator to return to the dwelling unit to retrieve the perpetrator's personal property, a landlord to whom subsection (b) applies may not by any act provide the perpetrator access to the dwelling unit.

(d) A landlord to whom subsection (b) applies is immune from civil liability for:

- (1) excluding the perpetrator from the dwelling unit under a court order; or
 - (2) loss of use of or damage to personal property while the personal property is present in the dwelling unit.
- (e) A perpetrator who has been excluded from a dwelling unit under this section remains liable under the lease with all other tenants of the dwelling unit for rent or damages to the dwelling unit as provided in the lease.

32-31-9-11 Change of tenant's locks; reimbursement of expenses

Sec. 11. (a) A tenant who provides notice or a copy of a court order under [section 9](#) or 10 of this chapter shall reimburse the landlord for the actual expense incurred by the landlord in changing the locks.

(b) If a landlord fails to change the locks within the time set forth in [section 9\(b\)](#) or 10(b) of this chapter, the tenant may change the locks without the landlord's permission, and the landlord shall reimburse the tenant for the actual expense incurred by the tenant in changing the locks.

(c) If a tenant changes the locks of the tenant's dwelling unit under subsection (b), the tenant shall give a key to the new locks to the landlord not later than twenty-four (24) hours after the locks are changed.

32-31-9-12 Termination of lease; notice; liability for rent and expenses

Sec. 12. (a) A protected individual who is a tenant may terminate the protected individual's rights and obligations under a rental agreement by providing the landlord with a written notice of termination in compliance with this section.

(b) A protected individual must give written notice of termination under this section to the landlord at least thirty (30) days before the termination date stated in the notice.

(c) The written notice required by this section must include:

(1) a copy of:

(A) a civil order for protection issued or recognized by a court under IC 34-26-5 that restrains a perpetrator from contact with the protected individual; or

(B) a criminal no contact order that restrains a perpetrator from contact with the protected individual; and

(2) if the protected individual is a victim of domestic violence or sexual assault, a copy of a safety plan, which must satisfy the following:

(A) The plan must be dated not more than thirty (30) days before the date on which the protected individual provides the written notice to the landlord under this section.

(B) The plan must be provided by an accredited domestic violence or sexual assault program.

(C) The plan must recommend relocation of the protected individual.

(d) If a protected individual's rights and obligations under a rental agreement are terminated under this section, the protected individual is liable for the rent and other expenses due under the rental agreement:

(1) prorated to the effective date of the termination; and

(2) payable at the time when payment of rent would have been required under the rental agreement.

A protected individual whose rights and obligations under a rental agreement are terminated under this section is not liable for any other rent or fees that would be due only because of the early termination of the protected individual's rights and obligations under the rental agreement. If a protected individual terminates the rental agreement at least fourteen (14) days before the protected individual would first have the right to occupy the dwelling unit under the lease, the individual is not subject to any damages or penalties.

(e) Notwithstanding [section 13](#) of this chapter, a protected individual is entitled to deposits, returns, and other refunds as if the tenancy terminated by expiring under the terms of the rental agreement.

32-31-9-13 Rights and obligations of other tenants under rental agreement unaffected; security deposits

Sec. 13. Notwithstanding:

(1) the termination of a protected individual's rights and obligations under a rental agreement under this chapter; or

(2) the exclusion of a perpetrator of an applicable offense from a dwelling unit under this chapter;

the rights and obligations of other adult tenants of the dwelling unit under the rental agreement continue unaf-

fect. A landlord is not obligated to return or account for any security deposit associated with the rental agreement until forty-five (45) days after the tenancy of all tenants has terminated.

32-31-9-14 Lease obligations binding on excluded tenant perpetrator

Sec. 14. A perpetrator who is a tenant and who is excluded from a dwelling unit under a court order remains liable under the lease with other tenants of the dwelling unit for rent and for the cost of damages to the dwelling unit.

32-31-9-15 Landlord not liable for acts of perpetrator or third party

Sec. 15. This chapter does not make a landlord or the agent of a landlord liable for the actions of a perpetrator or a third party.

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