

Rental security deposit in Jordan: a summary

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Many Jordanian leases ask the tenant for a security deposit. This guide sets out what the laws we checked say about it, what they leave to the lease, and what to agree in writing.

What the law says, and does not say

- We found no provision setting a maximum deposit or a deadline to return it in the Owners and Tenants Law, the Lease Contracts Regulation Law or the lease chapter of the Civil Code. The deposit is therefore governed by what the lease says. [Lease Contracts Regulation Law 3/1973, art. 4; Civil Code 43/1976, art. 677 · checked 31 Oct 2026]
- The property is held in trust by the tenant, who is liable for damage caused by their fault or misuse; that is the damage a deposit usually secures. [Civil Code 43/1976, art. 692 · checked 31 Oct 2026]
- The landlord must hand the property over fit for its intended use, so the condition at the start is the basis for any later deduction. [Civil Code 43/1976, art. 677 · checked 31 Oct 2026]
- The lease is an enforceable instrument for rent due under it, so unpaid rent can be claimed at the execution department. [Owners and Tenants Law 11/1994, art. 18 · checked 31 Oct 2026]

What to write in the lease

- The amount of the deposit and that it is refundable and is not rent.
- How many days after the property is handed back it is returned.
- What may be deducted (for example proven unpaid rent, bills, or damage beyond ordinary use) and that deductions are set out in writing.
- Sign a handover report at move-in and at move-out, so both parties can compare the condition.

What Hagzi does and does not do

- Hagzi's lease template has an optional deposit clause and a handover checklist. Hagzi does not hold deposits, give legal advice or settle disputes.

Questions about rental deposits in Jordan

Is there a legal maximum for a deposit in Jordan?

We found none in the laws we checked. The amount is whatever the landlord and tenant agree in the lease. [Lease Contracts Regulation Law 3/1973, art. 4 · checked 31 Oct 2026]

When must the landlord return the deposit?

The laws we checked set no deadline, so write the number of days in the lease.

Can the landlord keep the deposit for damage?

The tenant is liable for damage caused by their fault or misuse, and the lease can allow that to be deducted from the deposit. Ordinary wear and tear is not damage of that kind. [Civil Code 43/1976, art. 692 · checked 31 Oct 2026]

Sources

- Real Estate Lease Contracts Regulation Law No. 3 of 1973: hjoulaw.com
- Jordanian Civil Code No. 43 of 1976, Ministry of Justice (Arabic): www.moj.gov.jo
- Owners and Tenants Law No. 11 of 1994 and its amendments (Arabic): hjoulaw.com

The legal references in this document were checked on 31 Oct 2026. Laws and fees change: verify them before relying on this document.

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