

Safe Standard® — United States

Master State-Deep Annex (All 50 States + District of Columbia)

Applies to all rental categories: property, vehicles, events, equipment, and items

Public Template · Version 2026.x

This Annex supplements the United States Country Annex and applies to rentals occurring in, governed by, or materially connected to any U.S. state or the District of Columbia.

In the United States, **state law overrides contract terms**. Where differences exist, **the stricter or mandatory rule applies**.

LEGAL HIERARCHY (UNITED STATES)

Order of precedence:

1. Mandatory state statutory law
2. Mandatory consumer / tenant protections
3. This State-Deep Annex
4. Safe Standard® Global Rental Agreement

Any clause conflicting with mandatory state law is unenforceable to the extent of the conflict.

UNIVERSAL U.S. RULES (ALL STATES)

Across all states:

- Contracts are enforceable if clear, voluntary, and not unconscionable
- Gross negligence and intentional harm **cannot be excluded**
- Damage claims require **proof, causation, and documentation**
- Security deposits and fees are regulated at state level
- Consumer-facing rentals are interpreted against the drafter
- Courts favor written checklists, photos, timestamps, and invoices

Safe Standard® is designed to meet these evidentiary standards.

STATE GROUPINGS (LEGAL BEHAVIOR, NOT GEOGRAPHY)

To avoid repetition, U.S. states fall into **five legal behavior groups**. Each state is listed explicitly.

GROUP A — HIGH-REGULATION / TENANT-PROTECTIVE STATES

Strict consumer and tenant protection. Narrow contract interpretation. Documentation must be

exact.

States:

California (CA), New York (NY), New Jersey (NJ), Oregon (OR), Washington (WA), Massachusetts (MA), Connecticut (CT), Vermont (VT), Rhode Island (RI), District of Columbia (DC), Hawaii (HI)

Rules:

- Implied warranty of habitability is mandatory (property)
- Deposit caps and short return deadlines
- Fee restrictions common
- Liability waivers narrowly enforced
- Checklist + photos are critical

Safe Standard® is enforceable **only when used conservatively and precisely.**

GROUP B — MODERATE REGULATION / MIXED BALANCE STATES

Balanced approach. Contracts enforced but consumer protections apply.

States:

Illinois (IL), Colorado (CO), Minnesota (MN), Maryland (MD), Virginia (VA), Pennsylvania (PA), Michigan (MI), Wisconsin (WI), Iowa (IA), Maine (ME), New Hampshire (NH), New Mexico (NM), Arizona (AZ), Nevada (NV), Utah (UT)

Rules:

- Habitability required but less expansive
- Deposits regulated, but fewer penalties
- Liability waivers allowed with limits
- Vehicle and equipment rentals strongly documentation-driven

Safe Standard® works well when checklist and invoice are used correctly.

GROUP C — CONTRACT-FRIENDLY / BUSINESS-ORIENTED STATES

Strong freedom of contract. Courts generally enforce written terms.

States:

Texas (TX), Florida (FL), Georgia (GA), North Carolina (NC), South Carolina (SC), Tennessee (TN), Alabama (AL), Mississippi (MS), Louisiana (LA), Arkansas (AR), Missouri (MO), Indiana (IN), Ohio (OH), Kentucky (KY)

Rules:

- Broad enforcement of liability clauses
- No or high deposit caps
- Waivers commonly upheld
- Property habitability narrower

These are **high-performance states** for Safe Standard®.

GROUP D — RURAL / LOW-INTERVENTION STATES

Minimal statutory interference. Courts rely heavily on contract text.

States:

Idaho (ID), Montana (MT), Wyoming (WY), North Dakota (ND), South Dakota (SD), Nebraska (NE), Kansas (KS), Oklahoma (OK), West Virginia (WV), Alaska (AK)

Rules:

- Very limited tenant statutes
- Deposits lightly regulated
- Contract language dominates
- Evidence requirements still apply

Safe Standard® is highly effective.

GROUP E — SPECIAL OR MIXED JURISDICTIONS

Unique statutory structures or hybrid systems.

States:

Delaware (DE), Colorado (CO), California (CA) (*overlaps but stricter*), New York (NY), Louisiana (LA) (*civil-law influence*)

Rules:

- Statute-specific compliance required
- Courts scrutinize wording and process

Use state-specific notes carefully.

CATEGORY-SPECIFIC APPLICATION (ALL STATES)

Property rentals

- Habitability requirements are mandatory in all states
- Cannot be waived
- Failure may invalidate liability limitations

Vehicle rentals

- Insurance responsibility must be disclosed
- Damage liability enforceable with checklist + photos
- Traffic violations generally renter's responsibility if stated

Event & equipment rentals

- Assumption-of-risk clauses usually enforceable
- Personal injury waivers limited
- Safety instructions strengthen enforceability

OPERATIONAL RULE — UNITED STATES

When using Safe Standard® in the U.S.:

1. Select **United States Country Annex**
2. Identify **state of rental performance**
3. Apply that state's group rules
4. Use checklist at handover
5. Document condition with photos
6. Invoice only provable damage
7. Avoid prohibited fees or exclusions

Failure to apply correct state rules may affect enforceability.

FINAL LIMITATIONS

Safe Standard® provides documentation support only and does not constitute legal advice.
Not valid for loans, credit, or financial agreements.

Used correctly, Safe Standard® is enforceable across **all 50 U.S. states and DC** by adapting to state-level legal realities.