

Arizona Rent Control Laws: Caps, Exemptions and Local Rules

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/arizona-rent-control-laws>

Arizona bars cities and towns, including charter cities, from controlling rent on private housing. Since December 31, 2024, local governments also may not tax residential rent.

Key points

- Cities, including charter cities, and towns have no power to control rent on private residential property.
- There is no statewide cap on rent increases.
- No statute sets a notice period for rent increases; the lease controls during a fixed term, and a month to month increase generally needs the same 30 day notice used to end the tenancy.

Arizona at a glance

Rule	Arizona	Law
Rent control status	Cities, including charter cities, and towns have no power to control rent on private residential property.	A.R.S. section 33-1329
Statewide cap on increases	There is no statewide cap on rent increases.	A.R.S. section 33-1329
Notice before a rent increase	No statute sets a notice period for rent increases; the lease controls during a fixed term, and a month to month increase generally needs the same 30 day notice used to end the tenancy.	Arizona Residential Landlord and Tenant Act (no rent increase rule)

Mistakes to avoid

- Assuming a unit is exempt without checking the exemption rules and any notice the exemption requires.
- Following state rules and missing a stricter city ordinance.
- Raising rent in the middle of a fixed term when the lease does not allow it.
- Giving less notice than the increase requires.

Verify current law

Laws named in this summary:

- A.R.S. section 33-1329
- Arizona Residential Landlord and Tenant Act (no rent increase rule)
- A.R.S. section 42-6004

Official sources:

- Arizona Revised Statutes (Arizona State Legislature): <https://www.azleg.gov/arstitle/>
- Arizona Judicial Branch: eviction information: <https://www.azcourts.gov/>

General information, not legal advice. Check current law and talk to a Arizona attorney before you act. Last reviewed October 29, 2026.