

Arizona Rent Increase Notice Laws: How Much Notice to Give

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

Arizona has no statute that sets a specific notice period for rent increases. The lease controls during a fixed term, and a month to month increase in practice follows the 30 day notice used to end the tenancy.

Key points

- There is no statewide cap on rent increases.
- A landlord may not raise rent, cut services or threaten eviction because a tenant complained to a government agency or the landlord or joined a tenant group, and a landlord action within six months is presumed retaliatory.
- 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
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)
Statewide cap on increases	There is no statewide cap on rent increases.	A.R.S. section 33-1329
Retaliation protection	A landlord may not raise rent, cut services or threaten eviction because a tenant complained to a government agency or the landlord or joined a tenant group, and a landlord action within six months is presumed retaliatory.	A.R.S. section 33-1381

Mistakes to avoid

- Raising rent during a fixed term without a clause that allows it.
- Sending the notice by text or email when the lease or the law calls for written delivery another way.
- Increasing rent right after a repair request or complaint.
- Not keeping proof of when the notice was delivered.

Verify current law

Laws named in this summary:

- Arizona Residential Landlord and Tenant Act (no rent increase rule)
- A.R.S. section 33-1329
- A.R.S. section 33-1381

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.