

Florida 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/florida-rent-control-laws>

Florida bars local rent control. A 2023 law removed the old housing emergency exception, so landlords and tenants set rent by agreement everywhere in the state.

Key points

- Local governments in Florida may not adopt or keep any measure that controls rents; only land use tools that add affordable housing are allowed.
- There is no statewide limit on how much rent can rise; the amount is set by agreement between landlord and tenant.
- Generally, Florida has no special rent increase notice statute, so rent stays fixed during a lease term unless the lease allows a change, and a month-to-month increase in practice needs at least the 30 days of notice required to end that tenancy.

Florida at a glance

Rule	Florida	Law
Rent control status	Local governments in Florida may not adopt or keep any measure that controls rents; only land use tools that add affordable housing are allowed.	Florida Statutes section 125.0103 (as amended by ch. 2023-17)
Statewide cap on increases	There is no statewide limit on how much rent can rise; the amount is set by agreement between landlord and tenant.	Florida Statutes section 125.0103
Notice before a rent increase	Generally, Florida has no special rent increase notice statute, so rent stays fixed during a lease term unless the lease allows a change, and a month-to-month increase in practice needs at least the 30 days of notice required to end that tenancy.	Florida Residential Landlord and Tenant Act (no separate 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:

- Florida Statutes section 125.0103 (as amended by ch. 2023-17)
- Florida Statutes section 125.0103
- Florida Residential Landlord and Tenant Act (no separate increase rule)
- Florida Statutes section 83.425

Official sources:

- The Florida Legislature: Online Sunshine (Florida Statutes): <https://www.leg.state.fl.us/statutes/>
- Florida Courts: Self-Help Center:
<https://www.flcourts.gov/Resources-Services/Office-of-Family-Courts/Self-Help-Information>

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