Florida 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/florida-rent-increase-notice

Florida has no statute that sets a special notice period for raising rent. During a fixed term the lease controls, and for a month-to-month tenancy the practical minimum is the 30 day notice needed to end that tenancy.

Key points

- There is no statewide limit on how much rent can rise; the amount is set by agreement between landlord and tenant.
- A landlord may not raise rent, cut services or file for eviction mainly to punish a tenant who complained to a code agency, joined a tenant group or used fair housing rights in good faith.
- 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
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)
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
Retaliation protection	A landlord may not raise rent, cut services or file for eviction mainly to punish a tenant who complained to a code agency, joined a tenant group or used fair housing rights in good faith.	Florida Statutes section 83.64

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:

- Florida Residential Landlord and Tenant Act (no separate increase rule)
- Florida Statutes section 125.0103
- Florida Statutes section 83.64
- Florida Statutes section 125.0103 (as amended by ch. 2023-17)

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.