

Georgia 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/georgia-rent-control-laws>

Georgia bars counties and cities from regulating the amount of rent on private property. Rent is set by agreement, with no statewide cap on increases.

Key points

- Counties and cities may not enact rules that regulate the amount of rent charged for private residential property.
- There is no statewide limit on rent increases.
- Georgia has no separate rent increase notice statute, so rent stays fixed during a lease term unless the lease allows a change, and a landlord changing a month-to-month tenancy generally works within the 60 day notice for ending it.

Georgia at a glance

Rule	Georgia	Law
Rent control status	Counties and cities may not enact rules that regulate the amount of rent charged for private residential property.	O.C.G.A. section 44-7-19
Statewide cap on increases	There is no statewide limit on rent increases.	O.C.G.A. section 44-7-19
Notice before a rent increase	Georgia has no separate rent increase notice statute, so rent stays fixed during a lease term unless the lease allows a change, and a landlord changing a month-to-month tenancy generally works within the 60 day notice for ending it.	Official Code of Georgia, Title 44 Chapter 7 (tenancy at will)

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:

- O.C.G.A. section 44-7-19
- Official Code of Georgia, Title 44 Chapter 7 (tenancy at will)

Official sources:

- Georgia General Assembly (legislation and code access): <https://www.legis.ga.gov/>
- Judicial Council of Georgia: Georgia Courts: <https://georgiacourts.gov/>

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