

Georgia 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/georgia-rent-increase-notice>

Georgia has no statute that sets a special notice period for raising rent. A fixed term lease controls during its term, and changes to a month-to-month tenancy follow the notice periods for ending that tenancy.

Key points

- 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.
- A landlord may not retaliate against a tenant who in good faith reported code violations, asked for repairs or joined a tenant group, and a tenant can raise retaliation as a defense and seek damages.

Georgia at a glance

Rule	Georgia	Law
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)
Statewide cap on increases	There is no statewide limit on rent increases.	O.C.G.A. section 44-7-19
Retaliation protection	A landlord may not retaliate against a tenant who in good faith reported code violations, asked for repairs or joined a tenant group, and a tenant can raise retaliation as a defense and seek damages.	Official Code of Georgia, Title 44 Chapter 7 (retaliation, HB 346 of 2019)

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:

- Official Code of Georgia, Title 44 Chapter 7 (tenancy at will)
- O.C.G.A. section 44-7-19
- Official Code of Georgia, Title 44 Chapter 7 (retaliation, HB 346 of 2019)

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.