

Nevada 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/nevada-rent-control-laws>

Nevada has no statewide rent control or cap on rent increases. State law instead regulates how much notice a landlord must give before raising rent.

Key points

- Nevada has no statewide rent control or cap on the size of rent increases.
- A landlord must give at least 60 days of written notice before the first rent payment that is increased.
- For a periodic tenancy shorter than one month, the notice period is 30 days.

Nevada at a glance

Rule	Nevada	Law
Rent control status	Nevada has no statewide rent control or cap on the size of rent increases.	Nevada Residential Landlord and Tenant Act (NRS 118A)
Notice before a rent increase	A landlord must give at least 60 days of written notice before the first rent payment that is increased.	NRS 118A.300
Notice before a rent increase	For a periodic tenancy shorter than one month, the notice period is 30 days.	NRS 118A.300

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:

- Nevada Residential Landlord and Tenant Act (NRS 118A)
- NRS 118A.300

Official sources:

- Nevada Revised Statutes, chapter 118A (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-118A.html>
- Nevada Revised Statutes, chapter 40 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-040.html>
- Nevada Revised Statutes, chapter 116 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-116.html>
- Nevada Revised Statutes, chapter 11 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-011.html>

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