

Ohio 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/ohio-rent-control-laws>

Ohio does not allow local rent control. A state law bars cities and counties from setting rent limits on private housing, apart from narrow exceptions such as publicly owned units and voluntary incentive programs.

Key points

- Cities and counties may not adopt rent limits for private housing; exceptions cover units the local government owns and voluntary incentive programs.
- There is no statewide cap on rent increases.
- No statute sets a notice period for rent increases; the lease controls during a fixed term, and a month to month increase generally follows the 30 day periodic notice.

Ohio at a glance

Rule	Ohio	Law
Rent control status	Cities and counties may not adopt rent limits for private housing; exceptions cover units the local government owns and voluntary incentive programs.	Revised Code section 5321.19
Statewide cap on increases	There is no statewide cap on rent increases.	Revised Code section 5321.19
Notice before a rent increase	No statute sets a notice period for rent increases; the lease controls during a fixed term, and a month to month increase generally follows the 30 day periodic notice.	Ohio Revised Code chapter 5321 (no rent increase statute)

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:

- Revised Code section 5321.19
- Ohio Revised Code chapter 5321 (no rent increase statute)

Official sources:

- Ohio Revised Code (Ohio Laws and Administrative Rules, LAWriter):
<https://codes.ohio.gov/ohio-revised-code>
- Supreme Court of Ohio: courts and rules: <https://www.supremecourt.ohio.gov/>

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