

Pennsylvania 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/pennsylvania-rent-control-laws>

Pennsylvania has no statewide rent control and no statewide limit on increases. Rent is set by the lease, though larger cities such as Philadelphia have their own tenant rules.

Key points

- There is no statewide cap on rent increases.
- Generally, Pennsylvania has no statewide rent control law.
- No statute sets a notice period for rent increases; a fixed term lease controls, and a month to month increase generally needs the same 15 day notice used to end the tenancy.

Pennsylvania at a glance

Rule	Pennsylvania	Law
Rent control status	Generally, Pennsylvania has no statewide rent control law.	Pennsylvania statutes (no rent control law)
Statewide cap on increases	There is no statewide cap on rent increases.	Pennsylvania statutes (no rent cap)
Notice before a rent increase	No statute sets a notice period for rent increases; a fixed term lease controls, and a month to month increase generally needs the same 15 day notice used to end the tenancy.	Landlord and Tenant Act of 1951 (no rent increase rule)

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:

- Pennsylvania statutes (no rent control law)
- Pennsylvania statutes (no rent cap)

- Landlord and Tenant Act of 1951 (no rent increase rule)
- Local ordinances

Official sources:

- Pennsylvania General Assembly: Unconsolidated Statutes, Landlord and Tenant Act of 1951: <https://www.legis.state.pa.us/WU01/LI/LI/US/HTM/1951/0/0020..HTM>
- Pennsylvania General Assembly: Consolidated Statutes: <https://www.palegis.us/statutes/consolidated>
- Unified Judicial System of Pennsylvania: rules: <https://www.pacourts.us/>

General information, not legal advice. Check current law and talk to a Pennsylvania attorney before you act.
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