

Pennsylvania 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/pennsylvania-rent-increase-notice>

Pennsylvania law does not set a separate notice period for raising rent. A fixed term lease controls until it ends, and for a month to month tenant an increase in practice needs the same notice used to end the tenancy.

Key points

- There is no statewide cap on rent increases.
- A landlord may not end or refuse to renew a residential lease because the tenant or a family member takes part in a tenants' organization.
- 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
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)
Statewide cap on increases	There is no statewide cap on rent increases.	Pennsylvania statutes (no rent cap)
Retaliation protection	A landlord may not end or refuse to renew a residential lease because the tenant or a family member takes part in a tenants' organization.	Landlord and Tenant Act of 1951, section 205

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:

- Landlord and Tenant Act of 1951 (no rent increase rule)
- Pennsylvania statutes (no rent cap)
- Landlord and Tenant Act of 1951, section 205
- Pennsylvania statutes (no rent control law)

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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