

Tennessee 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/tennessee-rent-control-laws>

Tennessee does not allow rent control. State law bars local governments from controlling the rent charged for private residential or commercial property.

Key points

- Local governments in Tennessee may not enact or enforce any rule that controls the rent charged for private residential or commercial property.
- There is no statewide limit on rent increases.
- No statute sets a separate rent increase notice; during a fixed term the lease controls, and a month to month tenancy in a covered county can be changed after 30 days of written notice ending the current terms.

Tennessee at a glance

Rule	Tennessee	Law
Rent control status	Local governments in Tennessee may not enact or enforce any rule that controls the rent charged for private residential or commercial property.	Tenn. Code Ann. 66-35-102
Statewide cap on increases	There is no statewide limit on rent increases.	Tenn. Code Ann. 66-35-102
Notice before a rent increase	No statute sets a separate rent increase notice; during a fixed term the lease controls, and a month to month tenancy in a covered county can be changed after 30 days of written notice ending the current terms.	Uniform Residential Landlord and Tenant Act and lease terms

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:

- Tenn. Code Ann. 66-35-102
- Uniform Residential Landlord and Tenant Act and lease terms

Official sources:

- Tennessee General Assembly: <https://www.capitol.tn.gov/>
- Tennessee Code (official publisher, public access): <https://www.lexisnexis.com/hottopics/tncode/>
- Tennessee State Courts: <https://www.tncourts.gov/>

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