Tennessee 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/tennessee-rent-increase-notice

Tennessee has no statute that sets a special rent increase notice. The lease controls during a fixed term, and a month to month tenancy in a covered county can be changed with 30 days of written notice.

Key points

- There is no statewide limit on rent increases.
- In covered counties a landlord may not raise rent, cut services or bring or threaten an eviction because a tenant complained or used the Act's remedies, unless the tenant is behind on rent or caused the problem.
- 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
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
Statewide cap on increases	There is no statewide limit on rent increases.	Tenn. Code Ann. 66-35-102
Retaliation protection	In covered counties a landlord may not raise rent, cut services or bring or threaten an eviction because a tenant complained or used the Act's remedies, unless the tenant is behind on rent or caused the problem.	Tenn. Code Ann. 66-28-514

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:

- Uniform Residential Landlord and Tenant Act and lease terms
- Tenn. Code Ann. 66-35-102
- Tenn. Code Ann. 66-28-514

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.