Texas 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/texas-rent-increase-notice

Texas has no statute that sets a notice period for rent increases. During a fixed term the lease controls, and for month-to-month tenants an increase effectively needs the same notice as ending the tenancy.

Key points

- There is no statewide cap on rent increases.
- A landlord may not retaliate within six months after a tenant in good faith requests repairs or uses another legal right.
- No statute sets a notice period for rent increases; during a fixed term the lease controls, and a month-to-month tenant generally needs the same one month notice used to end the tenancy.

Texas at a glance

Rule	Texas	Law
Notice before a rent increase	No statute sets a notice period for rent increases; during a fixed term the lease controls, and a month-to-month tenant generally needs the same one month notice used to end the tenancy.	Texas Property Code (no rent increase statute)
Statewide cap on increases	There is no statewide cap on rent increases.	Local Government Code section 214.902
Retaliation protection	A landlord may not retaliate within six months after a tenant in good faith requests repairs or uses another legal right.	Property Code section 92.331

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:

- Texas Property Code (no rent increase statute)
- Local Government Code section 214.902
- Property Code section 92.331

Official sources:

- Texas Constitution and Statutes (Texas Legislature Online): https://statutes.capitol.texas.gov/
- Texas Judicial Branch: Rules of Civil Procedure: https://www.txcourts.gov/rules-forms/rules-standards/

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