

Virginia 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/virginia-rent-control-laws>

Virginia has no rent control. The state has not authorized local rent stabilization, and recent bills to allow it did not pass, so rent levels are set by the lease and the market.

Key points

- There is no statewide cap on rent increases.
- Landlords who own more than four rental units must give written notice of a rent increase for the next term at least 60 days before the current lease ends. A version taking effect July 1, 2027 raises this to 90 days.
- When a tenant stays on after the lease without a new one, a new rent set by written notice takes effect on the next rent due date that is at least 30 days after the notice.
- Generally, Virginia has no rent control, and localities have not been given authority to limit residential rents.

Virginia at a glance

Rule	Virginia	Law
Rent control status	Generally, Virginia has no rent control, and localities have not been given authority to limit residential rents.	Virginia Residential Landlord and Tenant Act and Dillon Rule
Statewide cap on increases	There is no statewide cap on rent increases.	Virginia Residential Landlord and Tenant Act
Notice before a rent increase	Landlords who own more than four rental units must give written notice of a rent increase for the next term at least 60 days before the current lease ends. A version taking effect July 1, 2027 raises this to 90 days.	Va. Code 55.1-1204(K)
Notice before a rent increase	When a tenant stays on after the lease without a new one, a new rent set by written notice takes effect on the next rent due date that is at least 30 days after the notice.	Va. Code 55.1-1253(D)

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:

- Virginia Residential Landlord and Tenant Act and Dillon Rule
- Virginia Residential Landlord and Tenant Act
- Va. Code 55.1-1204(K)
- Va. Code 55.1-1253(D)

Official sources:

- Code of Virginia (Virginia Legislative Information System):
<https://law.lis.virginia.gov/vacode/title55.1/chapter12/>
- Virginia Department of Housing and Community Development: tenant rights statement:
<https://www.dhcd.virginia.gov/>
- Virginia's Judicial System: <https://www.vacourts.gov/>

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