

Virginia 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/virginia-rent-increase-notice>

Virginia landlords who own more than four rental units must give written notice of a rent increase at least 60 days before a lease term ends. For month to month tenancies, a new rent applies from the next rent due date at least 30 days after written notice.

Key points

- 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.
- There is no statewide cap on rent increases.
- A landlord may not raise rent, cut services or seek possession because a tenant complained to a code agency, complained to or sued the landlord, joined a tenant group or testified against the landlord.

Virginia at a glance

Rule	Virginia	Law
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)
Statewide cap on increases	There is no statewide cap on rent increases.	Virginia Residential Landlord and Tenant Act

Rule	Virginia	Law
Retaliation protection	A landlord may not raise rent, cut services or seek possession because a tenant complained to a code agency, complained to or sued the landlord, joined a tenant group or testified against the landlord.	Va. Code 55.1-1258

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:

- Va. Code 55.1-1204(K)
- Va. Code 55.1-1253(D)
- Virginia Residential Landlord and Tenant Act
- Va. Code 55.1-1258
- Virginia Residential Landlord and Tenant Act and Dillon Rule

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.