



City of Phoenix
HOUSING DEPARTMENT

Helpful Tips for Rent Increase Implementation

1. The implementation of rent increases must conform with:
 - a. the resident's lease
 - b. the Landlord Tenant Act at [Arizona Residential Landlord and Tenant Act | Arizona Department of Housing \(az.gov\)](#)
 - c. the number of 50% and 60% units listed in your contract with the City.
 2. Requested rent limits may not exceed the HUD Maximum rents listed on the City's HOME Fact Sheet: https://www.phoenix.gov/housingsite/Documents/HOME_Fact_Sheet.pdf
 3. Per the HOME Investment Partnership Program requirements, landlords must provide a minimum of 30 days' notice prior to implementing a rent increase or longer time period, as determined by the lease.
 4. Prior to increasing rent, owners should also review the rent restrictions placed on the property by other funding sources and apply the most restrictive rent limits to the property.
 5. It is recommended that your agency request the maximum rent amount allowable via the rent restrictions on the site, and the rent amounts demonstrated by your market study/comparables. Even if you plan to implement the increase over an extended period of time, we ask that the final rental amount be requested on our form.
 6. Rental Adjustments cannot be implemented until the City has reviewed and approved your Rental Adjustment Request Form. The City review process will take approximately 30 business days to complete.
-