NOTICE OF RENT INCREASE

Date of this notice: _____

To (every tenant on the lease): _____.

From (landlord or agent): _____, mailing address for notices _____.

Rental premises (the "Premises"): _____, under the rental agreement or lease dated _____ (if any).

1. NEW RENT

(check one) [ ] The Premises are rented month to month. [ ] The Landlord offers to renew the lease, which ends on _____, for a term of _____. [ ] The lease allows this increase under section _____.

Starting on _____ (the "Effective Date"), the rent will be $_____ per month instead of the current $_____ per month, an increase of $_____ per month (about _____ percent).

All other terms of the rental agreement or lease stay the same, except: _____.

2. NOTICE PERIOD

This notice is delivered at least _____ days before the Effective Date, which is the notice the law of the State of _____ and the lease require. Check your state's period before you choose the date. It ranges from about 30 days in many states to 60 or 90 days in others, and some states require longer notice for larger increases (for example California for increases over 10% in 12 months, and New York for increases of 5% or more after a year of occupancy).

During a fixed-term lease, rent can rise only if the lease allows it. Otherwise, use this notice to offer a renewal at the new rent.

3. RENT LIMITS

California, Oregon and Washington limit how much rent may rise in 12 months, and the District of Columbia and many cities in states such as New York, New Jersey, Maryland, Maine and Minnesota have rent control or rent stabilization. (check one) [ ] This increase is within any limit that applies to the Premises. [ ] The Premises are exempt from the limit because: _____.

Local rent law that applies to the Premises (if any): _____.

4. PAYMENT AND QUESTIONS

Please pay the new rent starting with the payment due on or after the Effective Date, as follows: _____.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

A month-to-month tenant who does not wish to continue at the new rent may end the tenancy with the written notice the rental agreement and state law require. This notice is not an eviction notice and does not end the tenancy.

Questions: contact the Landlord at _____.

5. CERTIFICATE OF DELIVERY

I delivered a copy of this notice to _____ on _____ at _____ (time) by (check one): [ ] hand delivery [ ] leaving it with an adult at the home and mailing a copy [ ] posting it and mailing a copy [ ] certified or registered mail [ ] first-class mail [ ] email under a written agreement.

Signature of person delivering: _____ Printed name: _____

SIGNATURES

Landlord or Landlord's Agent

Signature: _____ Date: _____

Printed Name: _____

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