# California Notice of Rent Increase

General template, not legal advice. Have a California attorney review before use. Last reviewed October 29, 2026.

Use this formal notice when the law or the lease requires written notice of a rent change. Check the notice period and any cap before you serve it. Some cities require their own form or extra statements, and some require a copy to be filed with a rent board.

## Notice of change in rent

Date of notice

To (all tenants and adult occupants)

Property address and unit

City, county and state

Lease or tenancy start date

Type of tenancy (month to month, or fixed term ending on a date)

To the tenants named above: you are notified that the rent for the property above will change as follows.

Current monthly rent

New monthly rent

Amount of the change

Percent change

Date the new rent takes effect

Other charges that change (list each and the new amount)

This notice is given at least _____ (Number of days of notice given) days before the new rent takes effect, which meets the notice period required by California law and by your lease.

> Required notice period in California: A month-to-month rent increase of 10 percent or less within 12 months needs at least 30 days of written notice. (Civil Code section 827) An increase of more than 10 percent within 12 months needs at least 90 days of written notice. (Civil Code section 827)

> Statewide limit on increases in California: For covered units, rent may rise by no more than 5 percent plus the regional inflation rate, and never more than 10 percent, in any 12 months. Units built in the last 15 years and some single family homes owned by individuals are exempt. (Civil Code section 1947.12)

> Local rent rules in California: Some cities, including Los Angeles, San Francisco, Oakland and Berkeley, have their own rent stabilization ordinances with stricter rules. (Local ordinances) Costa-Hawkins keeps local rent control off single family homes, condos and buildings first occupied after 1995, and lets landlords reset rent between tenants. (Civil Code section 1954.50 and following (Costa-Hawkins))

Starting on the effective date, all rent payments must be made in the new amount. All other terms of your tenancy remain the same. This notice does not end your tenancy.

Questions about this notice may be sent to _____ (Landlord or agent name) at _____ (Address, phone and email).

_____

Landlord or agent signature

_____

Printed name

_____

Date

## Proof of service

I, _____ (Name of person serving), am over 18 years of age. On _____ (Date served), I served this notice on the tenants named above by the method checked below.

- ☐ Handing it to the tenant in person.
- ☐ Handing it to a person of suitable age at the home and mailing a copy to the tenant.
- ☐ Posting it in a visible place at the home and mailing a copy to the tenant.
- ☐ First class or certified mail to the tenant at the property address. Tracking number: _____ (Tracking number)
- ☐ Another method allowed by the lease or by California law: _____ (Method)

_____

Person serving notice signature

_____

Printed name

_____

Date

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