New York Rent Increase Letter

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

Date of letter _____

Tenant name or names _____

Property address and unit _____

City, state and ZIP _____

Dear _____ (Tenant name),

We are writing to let you know about a change to the rent for your home. Starting on _____ (Effective date), the monthly rent will change as shown below.

	Amount
Current monthly rent	
New monthly rent	
Change per month	
Change as a percent	

Why the rent is changing: _____ (Short honest reason, such as higher property taxes, insurance or upkeep costs).

The due date, payment methods and every other term of your lease stay the same. If you pay rent automatically, please update your payment amount before the first payment at the new rate, or tell us and we will help you update it.

> Advance notice required in New York: An increase of 5 percent or more needs 30 days of written notice if the tenant has lived there under a year, 60 days for one to two years, and 90 days for more than two years. (Real Property Law section 226-c)

> Rent control or caps in New York: Rent stabilization covers many apartments in New York City and in localities that opted in under the Emergency Tenant Protection Act, a smaller set of older units remains under rent control, and the Good Cause Eviction Law adds limits in covered places. (Emergency Tenant Protection Act of 1974, Rent Stabilization Law and Real Property Law Article 6-A)

If you are on a fixed-term lease, this change takes effect only when your lease allows it, usually at renewal. If your city or state limits how much or how often rent may rise, this increase is within those limits: _____ (Rule checked and limit that applies, or not applicable).

We know a rent change matters to your budget. If you have questions or would like to talk about your options, please contact _____ (Contact name) at _____ (Phone and email) by _____ (Date).

Thank you for being a resident.

Sincerely,

Landlord or agent signature

Printed name

Date

Delivery record

Date delivered	Delivered by
Method (hand delivery, mail, email, portal)	Tracking or reference number

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