New York Notice of Rent Increase

General template, not legal advice. Have a New York 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 New York law and by your lease.

> Required notice period 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)

> Statewide limit on increases: _____ (check the rule in New York)

> Local rent rules in New York: Some localities, including New York City and municipalities in Nassau, Westchester and Rockland counties, have rent stabilization with yearly increases set by local rent guidelines boards. (Emergency Tenant Protection Act and local rent guidelines boards)

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 New York law: _____ (Method)

_____

Person serving notice signature

_____

Printed name

_____

Date

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