Washington Rent Increase Letter

General template, not legal advice. Have a Washington 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 Washington: Landlords must give at least 90 days of written notice before a rent increase, and an increase cannot take effect before a fixed term ends. (RCW 59.18.140) For subsidized tenancies where rent is based on household income, the notice period is 30 days. (RCW 59.18.140)

> Rent control or caps in Washington: Washington limits most residential rent increases to 7 percent plus the Seattle area consumer price index, or 10 percent, whichever is lower, in any 12 month period. (RCW 59.18.700)

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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