Massachusetts Rent Increase Notice Laws: How Much Notice to Give

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: https://www.generationadvisory.com/laws/massachusetts-rent-increase-notice

Massachusetts has no rent increase cap. A fixed term lease locks the rent until it ends, and a tenant at will gets notice of at least a full rental period, or 30 days if longer, before a new rent applies.

Key points

- There is no statewide limit on rent increases.
- A termination notice, rent increase or major change in terms within six months after a tenant complains, sues or joins a tenant group is presumed retaliatory, and the tenant can recover one to three months of rent or actual damages, whichever is more.
- Rent cannot change during a fixed term lease; for a tenant at will, a new rent generally needs written notice of a full rental period or 30 days, whichever is longer.

Massachusetts at a glance

Rule	Massachusetts	Law
Notice before a rent increase	Rent cannot change during a fixed term lease; for a tenant at will, a new rent generally needs written notice of a full rental period or 30 days, whichever is longer.	G.L. c.186 (tenancy at will notice)
Statewide cap on increases	There is no statewide limit on rent increases.	G.L. c.40P
Retaliation protection	A termination notice, rent increase or major change in terms within six months after a tenant complains, sues or joins a tenant group is presumed retaliatory, and the tenant can recover one to three months of rent or actual damages, whichever is more.	G.L. c.186, section 18

Mistakes to avoid

- Raising rent during a fixed term without a clause that allows it.
- Sending the notice by text or email when the lease or the law calls for written delivery another way.
- Increasing rent right after a repair request or complaint.
- Not keeping proof of when the notice was delivered.

Verify current law

Laws named in this summary:

- G.L. c.186 (tenancy at will notice)
- G.L. c.40P
- G.L. c.186, section 18
- G.L. c.40P (Rent Control Prohibition Act)

Official sources:

- General Laws of Massachusetts (Massachusetts Legislature): https://malegislature.gov/Laws/GeneralLaws
- Mass.gov: The Attorney General's Guide to Landlord and Tenant Rights: https://www.mass.gov/guides/the-attorney-generals-guide-to-landlord-and-tenant-rights
- Mass.gov: Frequently asked questions about residential rental broker's fees: https://www.mass.gov/info-details/frequently-asked-questions-about-residential-rental-brokers-fees
- Massachusetts Trial Court: Housing Court: https://www.mass.gov/orgs/housing-court

> General information, not legal advice. Check current law and talk to a Massachusetts attorney before you act. Last reviewed October 29, 2026.