

Michigan 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/michigan-rent-increase-notice>

Michigan has no statute that sets a special notice period for rent increases. The lease controls during a fixed term, and a month to month tenancy can be changed only after notice of at least one rental period.

Key points

- There is no statewide limit on how much rent can rise.
- A court cannot evict a tenant mainly in retaliation for enforcing rights, reporting code violations or joining a tenant group, and a complaint made within 90 days before the case creates a presumption in the tenant's favor.
- No statute sets a separate notice period for rent increases; during a fixed term the lease controls, and a month to month tenancy generally needs notice of at least one rental period before new terms apply.

Michigan at a glance

Rule	Michigan	Law
Notice before a rent increase	No statute sets a separate notice period for rent increases; during a fixed term the lease controls, and a month to month tenancy generally needs notice of at least one rental period before new terms apply.	MCL 554.134 and lease terms
Statewide cap on increases	There is no statewide limit on how much rent can rise.	MCL 123.411
Retaliation protection	A court cannot evict a tenant mainly in retaliation for enforcing rights, reporting code violations or joining a tenant group, and a complaint made within 90 days before the case creates a presumption in the tenant's favor.	MCL 600.5720

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:

- MCL 554.134 and lease terms
- MCL 123.411
- MCL 600.5720

Official sources:

- Michigan Compiled Laws (Michigan Legislature): <https://www.legislature.mi.gov/Laws/MCL>
- Michigan Legislature: Act 348 of 1972 (landlord and tenant relationships): <https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-Act-348-of-1972>
- Michigan Courts: landlord tenant: <https://www.courts.michigan.gov/>

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