

Oregon 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/oregon-rent-increase-notice>

An Oregon landlord cannot raise rent in the first year of a tenancy, and after that needs to give at least 90 days of written notice. Rent can rise only once in any 12 month period and within the statewide cap.

Key points

- After the first year, a landlord must give at least 90 days of written notice that states the amount of the increase, the new rent and the date it starts.
- For a week to week tenancy, the notice period is seven days.
- No increase is allowed in the first year of a tenancy, and units whose first certificate of occupancy is less than 15 years old, plus some regulated affordable housing, are exempt from the cap; an unlawful increase can cost three months' rent plus damages.
- A landlord may not raise rent, cut services, serve a termination notice or threaten an eviction because a tenant made a good faith complaint to the landlord or a government agency or joined a tenant group.

Oregon at a glance

Rule	Oregon	Law
Notice before a rent increase	After the first year, a landlord must give at least 90 days of written notice that states the amount of the increase, the new rent and the date it starts.	ORS 90.323
Notice before a rent increase	For a week to week tenancy, the notice period is seven days.	ORS 90.323
Statewide cap on increases	No increase is allowed in the first year of a tenancy, and units whose first certificate of occupancy is less than 15 years old, plus some regulated affordable housing, are exempt from the cap; an unlawful increase can cost three months' rent plus damages.	ORS 90.323
Retaliation protection	A landlord may not raise rent, cut services, serve a termination notice or threaten an eviction because a tenant made a good faith complaint to the landlord or a government agency or joined a tenant group.	ORS 90.385

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:

- ORS 90.323
- ORS 90.385
- ORS 90.323 and ORS 90.324

Official sources:

- Oregon Revised Statutes, chapter 90 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors090.html
- Oregon Revised Statutes, chapter 105 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors105.html
- Oregon Revised Statutes, chapter 91 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors091.html
- Oregon Judicial Department: <https://www.courts.oregon.gov/>

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