OREGON

Fill out online

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

1. Renewal and monthly charges

Renewal begins	Renewal ends (inclusive)
Current monthly rent (USD)	Renewed monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Existing recurring fees / utilities	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Existing lawful recurring charges listed above continue; no new charge is created. Deposit accounting, interest and return obligations remain governed by applicable law.

2. Existing lease and parties

Street address / unit	
City / town	County
ZIP code	Contact phone
Original lease signed	Current term ends
Landlord legal name	
Signing agent, if any	
Landlord notice address	

Print pages 1-3 for the agreement and any included disclosures. Guide: 4.

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Contact email

3. Agreement

The landlord and all tenants identified in this agreement mutually extend the existing written lease identified above for the same premises. The renewed term begins and ends on the dates stated above. The renewed monthly rent applies from the renewal start date, subject to applicable law.

Except for the renewed term and monthly rent expressly stated here, the lawful provisions of the existing lease and its existing addenda continue unchanged, including payment method, rent due day, utilities, maintenance and occupancy provisions. The existing lease must be kept with this agreement.

This agreement does not add an automatic-renewal provision, change any party, extend a guaranty, impose a new fee, waive a claim, or waive any nonwaivable right. An unlawful term in the existing lease is not validated by this renewal. If a provision conflicts with mandatory law, that law controls.

The stated end date is not a notice to vacate or a waiver of renewal, notice, just-cause, rent-limit, habitability, security-deposit, anti-retaliation or other protections. Any later termination, holdover or further renewal is governed by applicable law and the lawful terms of the lease.

All parties should receive a complete signed copy together with the original lease and required disclosures. Signing this document does not establish that a separate notice has been delivered or that a proposed rent increase is lawful.

4. Documents kept with this renewal

Keep this agreement with the original lease and all existing addenda. Provide each party with the complete signed packet and every applicable state, local and federal disclosure. Required notices must be delivered separately on time; signing this renewal does not cure a missing notice or authorize an unlawful increase.

Additional documents

Before signing

Fixed-term expiry does not necessarily end the tenancy. Review ORS 90.427 and applicable renewal protections, rent limits, increase frequency and advance notice. Preserve required disclosures, including the smoking policy, and check local rules such as Portland's.

For the same home and parties, with a renewed term of up to one year. Complete all applicable fields, keep the original lease, and attach required disclosures. Prescribed regulated-housing forms are outside this template.

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5. Signatures

By signing, each person agrees to the renewal above and confirms receiving and reviewing the existing lease and listed documents. An agent signs only with authority for the landlord. No guarantor obligation is extended by this agreement.

Use one row per signer. Leave unused tenant rows blank.

Landlord or authorized agent

Full legal name	Signature	Date signed

Tenants

Full legal name	Mobile (optional)	Signature	Date signed

When a fixed term ends

Check occupancy before considering nonrenewal

ORS 90.427 treats the first year differently from later occupancy. After the first year, a fixed term generally converts to month-to-month unless the parties agree to a new fixed term or an authorized termination applies. Verify grounds, notice and any relocation payment before using a termination notice.

Official source

Rent and the effective date

Do not reset the clock at renewal

For a typical covered tenancy other than week-to-week, ORS 90.323 prohibits increases in the first year and generally requires 90 days' written notice thereafter and no more than one increase per 12 months. Check any exemption to the cap and include its supporting facts when required.

Official source

2026 and 2027 limits

The state publishes a 9.5% cap for 2026 and 10% for 2027 for covered tenancies under the general formula. Some manufactured dwelling and marina facilities have a different cap. Apply the cap for the effective date, and check when the prior increase took effect.

Official source

Portland and signing

Check the address, not just the ZIP code

For rentals within Portland, declining to renew on substantially the same terms or conditioning renewal on an increase of 10% or more in a rolling year can implicate relocation-assistance rules. Review exceptions, required notices and deadlines. The local threshold does not permit rent above a state limit.

Official source

Keep the paper trail

Save the signed renewal and any required separate notices and attachments. Keep the existing deposit ledger and original condition record with those copies.