Alabama Rent Increase Notice

Existing month-to-month residential tenancy

Fill out online

Notice and rental home

Notice date

Tenant names

Street address and unit

City, state, ZIP

Monthly rent change

Current monthly rent (USD)

New monthly rent (USD)

Monthly increase (USD)

Effective date

Beginning on the effective date shown above, the monthly rent will change from the current amount to the new amount. All other rental agreement terms remain unchanged. This notice does not terminate the tenancy or demand possession.

Payment and explanation

Payment instructions

Explanation (optional)

Landlord or authorized agent

Name

Email / phone

Mailing address

Landlord / agent signature

Keep a copy and record delivery.

Fill out online

Scan to open the Alabama notice online.

Alabama Rent Increase Guide

State rules, local requirements and practical examples

Reviewed November 13, 2026 | General information for landlords

Print only the pages you need
Print page 1 for the notice. Print pages 2-3 for this guide.

For an existing private residential tenancy. Fixed-term changes, assisted housing, mobile-home spaces and required local forms need a separate review. This guide explains selected rules; it is not a coverage determination or legal advice for a particular property.

Begin with the agreement, not a universal 30-day rule

Alabama's Uniform Residential Landlord and Tenant Act lets the parties set rent and other lawful terms in the rental agreement. Section 35-9A-441 provides 30 days' written notice before the periodic rental date specified in a notice ending a monthly tenancy. That termination provision is not a stand-alone statute authorizing every rent increase after 30 days. Identify the lease's renewal, modification and notice clauses before proposing a new amount. A lease paid monthly can still have a fixed one-year term.

For this tool, 30 days plus a future full rent cycle is a planning floor. A longer lease requirement still controls. If the lease gives no clear way to change the rent, resolve the new terms in writing rather than treating the calculator as permission to impose them.

[1] Alabama courts - Uniform Residential Landlord and Tenant Act, §35-9A-441

Set the amount and explain what changes

Make a rent ledger showing the present monthly rent, proposed rent and the first payment affected. Do not hide a separate parking or utility change in the rent box while telling the tenant that all other terms stay unchanged. Review any housing-program restrictions separately. Section 35-9A-501 restricts retaliatory rent increases following specified tenant complaints or tenant-organization activity; a cost explanation does not automatically cure retaliation.

A useful management file contains the applicable lease clause, the business reason for the increase, the notices given to similarly situated tenants and any recent maintenance complaint. Keep maintenance work moving independently of the rent proposal.

[1] Alabama courts - Uniform Residential Landlord and Tenant Act, §35-9A-441

Example: an early notice can still target the wrong term

Suppose rent is $1,200 and you propose $1,275. The change is $75, or 6.25%. If the existing fixed term ends June 30, a notice delivered in March does not by itself allow the new price to start May 1. First determine whether the lease permits that change; otherwise consider the renewal term. For a true monthly tenancy, choose a future rent-cycle start after the applicable notice and agreement requirements are satisfied.

[1] Alabama courts - Uniform Residential Landlord and Tenant Act, §35-9A-441

Avoid a notice that also demands possession

This packet is meant to continue an ordinary monthly tenancy. If your actual objective is nonrenewal or removal, use the applicable termination process after separate review. Do not insert an ultimatum to leave into the explanation box. If the tenant disputes the new price, keep the disputed charge identifiable in the ledger and resolve the authority and effective date before treating it as overdue rent.

[1] Alabama courts - Uniform Residential Landlord and Tenant Act, §35-9A-441