Alaska 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 Alaska notice online.

Alaska 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.

Thirty days before the rent due date

Alaska's Department of Law explains that a month-to-month landlord must give written notice of a rent increase at least 30 days before the rent due date. A fixed-term lease ordinarily fixes the rent for its term unless it expressly provides a lawful change. Read the actual lease before assuming that monthly payments mean a monthly tenancy.

Count back from the payment date, not from the date you finish writing the notice. Preserve the delivery evidence and leave time for a delayed mailing or an unsuccessful personal delivery. The form's date suggestion is a planning aid; it cannot establish that the tenant received a legally sufficient notice.

[1] Alaska Department of Law - Landlord and Tenant Act, rent increases

Check the property and the financial terms

The Alaska handbook distinguishes ordinary private rentals from federally subsidized housing and other arrangements with separate rules. If a housing authority or subsidy contract is involved, confirm the program's rent approval and notice process first. A new private-market rent figure cannot replace the program's determination.

List the old and new rent as actual monthly dollar amounts. Explain separately if the proposal also changes what utilities or services are included. A utility transfer can matter as much to the household budget as a cash increase. Obtain the appropriate agreement instead of using an unchanged-terms notice for a different bargain.

[1] Alaska Department of Law - Landlord and Tenant Act, rent increases

Example: the rental cycle matters

Assume the monthly rent is due on the fifth. A notice received only 20 days before the next fifth is too late for that payment under the Department of Law's 30-day guidance. Plan for a later fifth with enough lead time. A $90 increase from $1,500 to $1,590 is 6%; it is a calculation, not proof that a particular increase is permitted for a regulated property.

[1] Alaska Department of Law - Landlord and Tenant Act, rent increases

Fill out online

Scan to return to the Alaska notice.

Read the full guide and official sources online

What to keep and what to do if there is a dispute

Keep the lease and amendments, the prior rent history, a signed copy of the notice and a record of who received it and when. Give the tenant a reliable contact for questions about the date or arithmetic. If delivery occurs later than expected, revise the proposed date rather than backdating the notice. Disagreement about rent is not permission to change locks or interrupt services; a separate legal process governs possession.

[1] Alaska Department of Law - Landlord and Tenant Act, rent increases