Arizona 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 the Arizona notice online

Scan to open the same online form.

Arizona 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.

Identify the tenancy and the governing rent terms

Use this notice for an existing ordinary month-to-month residential tenancy. A fixed lease with monthly installments is different: inspect its rent-change and renewal clauses before acting. Arizona's periodic-tenancy statute, A.R.S. 33-1375(B), concerns termination on at least 30 days' written notice before the periodic rental date. It should not be described as a separate statute automatically approving a rent increase.

The online planner uses a conservative 30-day period and aligns the result to a future rent due date. Check a longer contractual notice period and obtain any required agreement. A generated date does not decide whether the proposed amount or the underlying lease change is lawful.

[2] A.R.S. §33-1375 - periodic tenancy

Phoenix, Tucson and other Arizona cities

A.R.S. 33-1329 generally preempts local control of rents on private residential housing, with exceptions involving government-owned, financed, insured or subsidized housing. Do not assume Phoenix or Tucson has a separate general percentage ceiling simply because a city is mentioned in a guide. Verify whether the actual property falls into a regulated program before treating it as an ordinary private rental.

Retaliatory increases are separately restricted by A.R.S. 33-1381, including specified complaints and tenant-organization activity. Keep a documented, consistent business reason and do not use a rent increase as a response to a tenant's repair request or exercise of rights.

[3] A.R.S. §33-1329 - local rent control [4] A.R.S. §33-1381 - retaliation

Delivery: distinguish mailing from receipt

Under A.R.S. 33-1313, notice to a tenant can be delivered by hand or sent by registered or certified mail to the tenant's designated address, or otherwise the last known residence. For registered or certified mail, statutory receipt occurs on actual receipt or five days after mailing, whichever is earlier. Keep both dates and supporting tracking records.

Fill out online

Scan to return to the Arizona notice.

Read the full guide and official sources online

Do not apply Arizona's five-day receipt rule to another state's notice. An ordinary text conversation is also not a substitute for proving a permitted delivery method. If your actual mailing date changes, recalculate before signing and delivering the final notice.

[1] Arizona Revised Statutes §33-1313 - notice and receipt

Worked planning example

A change from $1,200 to $1,275 is $75 per month, or 6.25%. For a first-of-month rent cycle, a May 1 start with confirmed March 25 receipt provides more than 30 days, but it fails a lease requiring 45 days. In that situation, select a later rent date or obtain advice about a different lawful arrangement. The example illustrates timing only; it does not approve that rent for a restricted unit.

Use the packet accurately

State the new total, first due date and payment instructions without adding an eviction demand. Preserve the lease clause, rent history, reason, signed notice and delivery record together. A disputed increase should be reviewed on its own merits; the notice does not terminate the tenancy or authorize self-help removal.