Arkansas 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 Arkansas notice online.

Arkansas 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.

One full rental period, not any convenient 30 days

The Arkansas Attorney General's guidance calls for at least one full rental period's notice before increasing rent, and a written lease can require more. Establish the actual rental period and whether the agreement is fixed-term, monthly or another arrangement. A monthly payment schedule does not necessarily mean the fixed lease has ended.

For a monthly cycle running from the tenth through the ninth, use those boundaries when planning. A notice near the end of one cycle should not be treated as a full cycle's warning simply because the next payment is soon. The online tool rounds forward; review the agreement and delivery evidence before relying on the resulting date.

[1] Arkansas Attorney General - landlord and tenant rights

A rent change should describe the whole bargain

Record the old rent, new rent, effective date and any separate charges. If a previously included service becomes a tenant expense, explain and agree to that change through an appropriate amendment. Do not call all other terms unchanged if you are also changing utilities, parking or payment obligations.

For a fixed-term lease, find the actual authority for an increase during the term; otherwise plan the new price at a lawful renewal. For assisted or income-restricted housing, ask the administering program about rent approvals and required notice rather than using the ordinary private-rental schedule.

[1] Arkansas Attorney General - landlord and tenant rights

Example: a proposal made partway through a month

Suppose rent is due on the first and notice is received on April 18. May 1 does not give a full monthly rental period. June 1 is a more suitable planning target if the agreement permits the change and no longer notice applies. For rent moving from $950 to $1,000, record the $50 difference and approximately 5.26% increase so the tenant can check the calculation.

[1] Arkansas Attorney General - landlord and tenant rights

Fill out online

Scan to return to the Arkansas notice.

Read the full guide and official sources online

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Before collection begins

Provide a signed copy to the tenant and preserve evidence of delivery. Put the effective date into the payment system only after reviewing it against the lease. If you discover an arithmetic error or late delivery, correct the notice and reassess the date rather than collecting first and explaining later. Use the Attorney General's landlord-tenant guidance for the broader relationship; this continuing-tenancy form is not an eviction or nonrenewal notice.

[1] Arkansas Attorney General - landlord and tenant rights