Connecticut 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

The landlord proposes the monthly rent change shown above, beginning on the stated effective date. All other rental agreement terms remain unchanged. This proposal is subject to any required agreement; it does not terminate the tenancy or demand possession. A tenant's failure to respond does not mean that the tenant agrees to the proposed increase.

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 Connecticut notice online.

Connecticut 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.

A proposal, a notice period and consent are different

Connecticut General Statutes §47a-4e requires at least 45 days' written notice of a proposed rent increase, except that a lease term of one month or less requires notice equal to a full term. The statute expressly says the tenant's failure to respond is not agreement. It also does not authorize an increase during an existing rental term.

For this tool's monthly tenancy, plan a full rental term and document the required agreement. Do not apply the monthly exception to a one-year lease merely because rent is paid monthly. The provision applies to agreements entered into, renewed or extended on or after October 1, 2024. Review older continuing documents and later amendments rather than assuming their dates.

[1] Connecticut General Statutes §47a-4e - notice of proposed rent increase

Fair rent review can affect the amount

Connecticut fair rent commissions can examine whether an increase is harsh and unconscionable and can issue binding orders. The inquiry is not a universal statewide percentage cap. It can consider the property and services as well as the proposed rent. Check for a local commission and any pending proceeding before trying to implement disputed terms.

For the owner's file, collect the current rent, prior increases, operating costs, included utilities and repairs. A new charge for a previously included service may be relevant even if the headline base rent stays unchanged. Read and comply with any commission notice or order; a generic form cannot override it.

[3] Connecticut Department of Housing - fair rent commissions

Hartford

Hartford's Fair Rent Commission handles unreasonable increases, new charges for previously included utilities or services, and unresolved housing-code problems. Its orders are binding. Prepare the unit's rent history, service arrangements and repair records for the commission rather than assuming a below-market comparison ends the inquiry.

[4] Hartford - official fair rent guidance

Fill out online

Scan to return to the Connecticut notice.

Read the full guide and official sources online

New Haven

New Haven's Fair Rent Commission evaluates excessive residential rental charges under its local ordinance. Use the commission's formal complaint process and confirm the filing status. Keep the rent history, service arrangements and any commission notices or orders together before implementing a disputed amount.

[5] New Haven Board of Alders - enacted Fair Rent Commission ordinance

Example: silence is not acceptance

A landlord sends a timely proposal to change $1,500 to $1,575, a $75 or 5% increase. The tenant does not answer. The landlord should not treat silence alone as consent under §47a-4e or immediately mark the difference delinquent. Follow up on agreement and any local proceeding, keeping receipt of the notice distinct from acceptance of the new terms.

[1] Connecticut General Statutes §47a-4e - notice of proposed rent increase

Use the form as a clear offer

Keep the proposed amount, first payment date and unchanged terms consistent across the notice and any signed amendment. Preserve delivery proof and the tenant's actual response. If terms are disputed, resolve the legal basis before collection. This notice does not end the tenancy or replace the appropriate process for a nonrenewal.

[1] Connecticut General Statutes §47a-4e - notice of proposed rent increase

Additional official sources

[2] Connecticut OLR - Security Deposit Limits, including rent-notice and consent discussion
www.cga.ct.gov