Delaware 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 monthly rent changes to the new amount on the effective date above; other terms remain unchanged. Under 25 Del. C. § 5107, unless you give written notice of termination at least 45 days before the current term ends, the new terms are deemed accepted. Rejecting these terms makes this renewal notice an effective termination notice. This is not a court order.

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 Delaware notice online.

Delaware 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.

The notice must describe the new bargain

Delaware Code §5107 requires at least 60 days' notice before expiration of the rental agreement when the landlord intends to renew it on modified terms. The notice must specify the modified provisions, including the new rent and effective date. The tenant has 45 days to accept or reject the proposal through the statutory response procedure.

Section 5107 treats nonresponse as acceptance in the circumstances it describes; rejection can operate as termination at the end of the existing term. Do not borrow Connecticut's different consent rule or treat this as an informal price suggestion. Explain the response procedure accurately and review it before issuing the notice.

[1] Delaware Code §§5106-5107 - notice and modified terms

Do not mix two different 60-day rules

Section 5106 separately governs ending periodic tenancies, including how a monthly termination notice runs from the beginning of the next month. An increase intended to continue occupancy is a modification question under §5107, not automatically a termination under §5106.

Identify the agreement's expiration or renewal point and the delivery date. A notice that gives plenty of days but never states which provisions change can still be unclear. Include all proposed modifications; leaving a fee or utility change for a later conversation creates uncertainty about what the tenant accepted.

[1] Delaware Code §§5106-5107 - notice and modified terms

Example: track the response as well as the rent date

Suppose a landlord proposes a new rent of $1,575 instead of $1,500. The $75 difference is 5%. The file should include the end of the existing term, the date the modification notice was delivered, the 45-day response deadline and the proposed new effective date. A calendar entry only for the first higher payment misses a central part of Delaware's process.

[1] Delaware Code §§5106-5107 - notice and modified terms

Fill out online

Scan to return to the Delaware notice.

Read the full guide and official sources online

Delaware Rent Increase Guide

State rules, local requirements and practical examples

Reviewed November 13, 2026 | General information for landlords

What to do before implementation

Keep the full notice, the existing agreement and the tenant's response together. If the tenant rejects, do not assume continued occupancy at the new amount without reviewing the resulting tenancy status. Federally assisted or otherwise regulated arrangements may have controlling additional rules. When the actual intention is termination, obtain the correct document and procedure instead of converting this rent-increase form into a demand for possession.

[1] Delaware Code §§5106-5107 - notice and modified terms

Fill out online

Scan to return to the Delaware notice.

Read the full guide and official sources online