Florida 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 Florida notice online.

Florida 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 lease controls the starting point

Florida Chapter 83 does not turn the month-to-month termination provision into a dedicated rent-increase statute. Section 83.57 now uses at least 30 days before the end of a monthly period for termination. For a proposed continuing-tenancy increase, read the agreement's modification, renewal and notice provisions; the tool uses 30 days and a future full rental cycle as a planning buffer.

A one-year lease paid monthly is still a fixed-term contract. A landlord should not apply the monthly planner to reprice that lease midterm without authority. If the written lease requires 60 days, the tool's 30-day default does not shorten the contractual promise.

[1] Florida Legislature - Chapter 83, residential tenancies

Miami-Dade and other local notice articles can be outdated

Section 83.425 preempts local regulation of residential-tenancy matters covered by Part II, expressly including notice requirements and lease terms. Older articles about a county or city rent-increase notice ordinance should not be treated as current authority without checking this statute and any other applicable law.

That does not eliminate federal housing-program rules, an affordability covenant or the lease. Nor does it permit retaliation: §83.64 identifies prohibited retaliatory conduct, including discriminatory rent increases after specified protected tenant activity. Keep repair and code complaints separate from the rent decision.

[1] Florida Legislature - Chapter 83, residential tenancies

Example: a 60-day lease clause matters

A monthly agreement promises 60 days' notice of changed rent. A landlord delivers a $100 increase from $2,000 to $2,100 only 35 days before the proposed date. The 5% calculation is correct, but the longer lease promise is not satisfied. Plan a later eligible due date instead of citing the termination statute as a reason to disregard the contract.

[1] Florida Legislature - Chapter 83, residential tenancies

Fill out online

Scan to return to the Florida notice.

Read the full guide and official sources online

Use a consistent notice and ledger

List the new monthly total and first affected payment; identify any separate charge change with the necessary amendment. Use a legally appropriate delivery method and preserve its evidence. Make the payment portal match the final notice, not an earlier draft. If the tenant disputes the increase, review the contract, date and protected-activity history before treating the proposed difference as delinquent. This letter does not authorize eviction or a lockout.

[1] Florida Legislature - Chapter 83, residential tenancies