Georgia 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 Georgia notice online.

Georgia 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.

Tenancy at will and a written lease are different

Georgia's Attorney General explains that a landlord generally must give 60 days' notice to change rent in a tenancy at will. An expired written lease can become a tenancy at will when occupancy continues, but the agreement and the parties' conduct must be reviewed. If a written lease remains in force, its terms govern when an increase can occur; a monthly installment is not permission to reprice a one-year lease.

The tool's 60-day planning period accommodates ordinary tenancies at will. A longer agreed notice period still matters. Do not substitute the tenant's shorter notice obligation for the landlord's 60-day obligation.

[1] Georgia Attorney General - 60-day notice for tenancy at will

Plan around the first higher payment

Identify the proposed effective date, the rent due date and the actual delivery date. Leave enough lead time to correct a failed delivery. If the notice is served later than planned, reassess the first higher payment rather than changing the date on the retained copy.

Explain whether the figure is base rent alone and whether all other charges remain the same. A new service charge or utility transfer needs its own clear terms. Public housing, voucher contracts and other assisted rentals need their applicable program review; the ordinary notice does not establish an approved program rent.

[1] Georgia Attorney General - 60-day notice for tenancy at will

Example: an expired lease and a new amount

Suppose a lease expired and the tenant now occupies on an ordinary monthly tenancy at will. Rent is $1,400; the proposed amount is $1,470. The $70 change is 5%. Giving notice only one month ahead does not satisfy the 60-day guidance for that tenancy. Choose a later due date that allows the full notice, and check whether the former agreement preserved any longer requirement.

[1] Georgia Attorney General - 60-day notice for tenancy at will

Fill out online

Scan to return to the Georgia notice.

Read the full guide and official sources online

Keep the proposal separate from enforcement

Preserve the expired and current agreements, occupancy history, new amount and proof of notice. Give the tenant a copy and a way to raise a calculation or date error. If the tenant does not accept or pay the proposed amount, obtain advice on the applicable process instead of using the rent letter as a demand for immediate possession. A clear notice, a lawful effective date and a consistent ledger are separate pieces of a defensible change.

[1] Georgia Attorney General - 60-day notice for tenancy at will