# Hawaii 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 Hawaii notice online.

# Hawaii 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.

## Forty-five consecutive days for a monthly increase

Hawaii DCCA's residential landlord-tenant materials specify at least 45 consecutive days' written notice for a rent increase in a month-to-month tenancy. A weekly tenancy has a different schedule and is outside this monthly form. Inspect any fixed lease or longer notice promise before selecting the new payment date.

Use calendar days, then check the rent-cycle start. Do not count only business days or assume that the date printed on the notice proves delivery. Preserve the actual service record. A fixed lease with a stated rent generally requires review of its change provisions rather than automatic use of the monthly notice period.

[1] Hawaii DCCA - landlord and tenant notice deadlines

## Emergency restrictions require a second check

Hawaii emergency proclamations can impose housing and price restrictions that vary by location, time and affected property. This is particularly important for properties connected with Maui disaster conditions. A notice satisfying the ordinary 45-day rule does not establish that a proposed increase is permitted under a current proclamation.

Before service, open the state's active emergency-proclamation register, identify the proclamation that actually covers the property and read its effective dates, exceptions and housing provisions. Do not rely on an expired proclamation or assume that every Maui property has the same exemption. Save the relevant proclamation with your calculation.

[2] Hawaii Emergency Management Agency - active proclamations

## Example: timing and permission are separate

For an ordinary first-of-month tenancy, a proposed June 1 increase with confirmed April 10 delivery allows more than 45 days. That does not settle emergency coverage or a longer lease promise. If rent moves from $2,000 to $2,100, the proposed change is $100 or 5%; it is still necessary to determine whether that amount can lawfully be charged.

[1] Hawaii DCCA - landlord and tenant notice deadlines

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Scan to return to the Hawaii notice.

Read the full guide and official sources online

## Make the tenant's next step clear

State the current amount, proposed amount, effective date and unchanged payment method. Identify any additional change instead of hiding it in the explanation. Keep the lease, delivery proof and emergency review together. For subsidized units, obtain the program's instructions and approvals. If the needed emergency or program determination is unresolved, do not treat the downloaded form as authorization to collect the increase.

[1] Hawaii DCCA - landlord and tenant notice deadlines