Idaho 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 Idaho notice online.

Idaho 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.

Rent and other costs need 30 days' written notice

The Idaho Attorney General's landlord-tenant manual explains that increased rent, fees or other costs require 30 days' written notice. The shorter notice discussed for some other changes is not the rent-increase period. Give the required notice to each tenant and inspect the written agreement for any longer protection.

During a fixed term, review whether the agreement actually permits the change. This packet is for an existing monthly tenancy. It does not turn a one-year lease into a monthly agreement because rent happens to be collected each month.

[1] Idaho Attorney General manual - rent and fee increases (Legal Aid-hosted copy)

Account for fees before sending the letter

List base rent and each recurring charge in your working file. If rent remains $1,200 but a mandatory $40 monthly service fee is newly imposed, do not assume there is no cost increase requiring notice. Describe the charge change clearly and use a proper amendment where needed; this form's standard language otherwise says the other terms stay unchanged.

The same clarity helps with parking and utility proposals. Separate optional services that the tenant may decline from costs that are required to occupy the home. Program-restricted housing needs its own rent review and cannot be cleared merely by following the ordinary notice timeline.

[1] Idaho Attorney General manual - rent and fee increases (Legal Aid-hosted copy)

Example: the overlooked second tenant

Two adults are named on the lease. Sending a notice only to one and keeping no record for the other leaves a preventable proof problem. Prepare consistent copies addressed to all tenants and record the delivery for each. If the planned July 1 change no longer has the full required lead time after actual delivery, move it to a later permitted rent date rather than keeping the original date automatically.

[1] Idaho Attorney General manual - rent and fee increases (Legal Aid-hosted copy)

Fill out online

Scan to return to the Idaho notice.

Read the full guide and official sources online

Final review before charging the increase

Compare the notice with the ledger: $1,200 to $1,260 is $60 or 5%, not an additional $60 fee on top of $1,260. Ensure the payment portal starts the new amount on the same date stated in the notice. Retain the lease, amendment, completed notice and delivery evidence. If the tenant questions the amount or date, verify those documents before treating the difference as unpaid rent.

[1] Idaho Attorney General manual - rent and fee increases (Legal Aid-hosted copy)