Kentucky 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 Kentucky notice online.

Kentucky 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.

Kentucky requires a local-coverage check

Kentucky's Uniform Residential Landlord and Tenant Act depends on local adoption. KRS §383.500 authorizes cities, counties and urban-county governments to adopt the Act. KRS §383.695 describes 30 days' written notice before the periodic rental date for termination of a covered monthly tenancy; it should not be treated as one statewide rent-increase rule for every property.

Find the actual municipality and county, not only the mailing city. Determine whether the Act applies, then read the lease's modification and renewal provisions. The online tool's 30-day/full-cycle floor is a planning buffer, not proof that a local ordinance applies or that a rent change is permitted.

[1] Kentucky Revised Statutes §383.695 - periodic tenancy [2] KRS §383.500 - local adoption

What to ask before using a local rule

Ask the local government or reviewing lawyer which ordinance adopted URLTA, whether the property is inside its jurisdiction and whether a later amendment affects the tenancy. Save that answer or ordinance reference in the property file. Do not assume a neighboring address has the same coverage.

For a fixed-term lease, review its duration and any lawful price-adjustment clause. For subsidized or income-restricted housing, review the program rules separately. The ordinary monthly notice cannot replace either a renewal contract or a housing agency's rent approval.

[1] Kentucky Revised Statutes §383.695 - periodic tenancy

Example: the same due date does not prove the same law

Two rentals both collect rent on the first, but one is inside a jurisdiction that adopted URLTA and the other is outside it. Copying the first property's legal explanation onto the second notice is not a completed review. The operational calculation may look similar, but identify the applicable legal framework for each address before selecting an effective date.

[1] Kentucky Revised Statutes §383.695 - periodic tenancy

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Scan to return to the Kentucky notice.

Read the full guide and official sources online

Prepare a clear proposal and retain the evidence

For rent moving from $900 to $945, state the new $945 monthly amount and the $45 difference, or 5%. Explain any separate fee or service change with appropriate documentation. Keep the agreement, local-coverage check, notice and delivery record. If the tenant disputes the basis for the increase, resolve that issue before turning the proposed difference into an overdue balance. A continuing-tenancy letter is not a substitute for the separate possession process.

[1] Kentucky Revised Statutes §383.695 - periodic tenancy