Louisiana Rent Increase Notice

Existing month-to-month residential tenancy

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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.

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Scan to open the Louisiana notice online.

Louisiana 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.

A short monthly notice period needs careful planning

The Louisiana State Bar's housing guidance describes 10 days' written notice before raising the next month's rent for a month-to-month tenant. A lease can require longer. Louisiana Civil Code article 2728 separately addresses notice to terminate a lease without a fixed duration; do not turn a rent-change letter into a termination demand without reviewing the consequences.

For a fixed-term lease, the State Bar explains that rent cannot simply be changed unless the lease permits it. A price-adjustment clause must be understandable and not arbitrary. Monthly rent installments do not shorten the agreed lease term.

[1] Louisiana State Bar - housing leases and rent changes

Read the renewal clause before drafting

Look for automatic renewal, the notice deadline for changing terms and the method for giving notice. A lease requiring 30 days is not satisfied by relying only on the 10-day monthly guidance. If the agreement renews for a fixed term, resolve the renewal terms before using a form intended for continuing monthly occupancy.

State the old rent, proposed rent and first affected payment. Keep any service or utility changes separate and explicit. For a subsidized or restricted unit, confirm the governing program and approvals before substituting an ordinary private-rental amount.

[1] Louisiana State Bar - housing leases and rent changes

Example: missing the next month's deadline

Suppose rent is due on the first and the tenant receives the proposal only five days before that date. The State Bar's 10-day guidance is not met for the next payment, even if the amount is modest. Select a later permitted month and check the lease for a longer period. A $60 increase from $1,200 to $1,260 is 5%; showing the arithmetic does not cure late notice.

[1] Louisiana State Bar - housing leases and rent changes

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Read the full guide and official sources online

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Keep a complete delivery and agreement record

Retain the lease, the clause authorizing a change, the signed notice and evidence showing when and how it was delivered. Record any agreement to new terms separately from acknowledgment of receipt. If there is a date or amount error, issue a clear correction and reassess timing. Do not combine this rent proposal with threats of lockout or removal; use the appropriate process for a possession dispute.

[1] Louisiana State Bar - housing leases and rent changes

Additional official sources

[2] Louisiana Civil Code Article 2728 - notice periods
www.legis.la.gov

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