Massachusetts 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

The landlord proposes the monthly rent change shown above, beginning on the stated effective date. All other rental agreement terms remain unchanged. This proposal is subject to any required agreement; it 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 Massachusetts notice online.

Massachusetts 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 tenancy at will needs both timing and agreement

The Massachusetts Attorney General distinguishes a tenancy at will from a fixed lease. For a monthly tenancy at will, changes require careful treatment of the existing agreement and the notice period: generally allow at least 30 days or one full rental period, whichever is longer. A written proposal by itself does not settle a disputed new rent.

A notice ending the old tenancy and an offer of a new rent can have consequences beyond a continuing-tenancy letter. If that is the legal route being considered, obtain the appropriate document and advice. Do not add a move-out ultimatum to this form and assume it performs both functions.

[2] Massachusetts Attorney General - landlord and tenant rights

Inspect automatic increases and tax clauses

A fixed lease normally states rent for its term. Massachusetts consumer-protection regulations require automatic-increase conditions to be clear and conspicuous. A landlord should not treat a vague reference to higher costs as an unlimited right to raise rent.

Read the actual escalation clause, what costs it covers, its calculation and its notice requirements. Keep supporting figures if a clause is used. Program housing can have separate rent determinations; this monthly private-rental tool does not approve an income-based or regulated increase.

[3] 940 CMR 3 - consumer protection regulations

Example: one month can be longer than 30 days

If the agreement follows calendar months, do not assume that giving exactly 30 days always provides the full rental period required for a change. Plan the proposal early, identify the intended later term and obtain the required agreement. A change from $2,000 to $2,080 is $80 or 4%; the modest percentage does not eliminate the timing and consent issues.

[1] Massachusetts Attorney General - landlord-tenant rights guide

Fill out online

Scan to return to the Massachusetts notice.

Read the full guide and official sources online

Keep acceptance separate from delivery

A tenant's acknowledgment that a letter arrived is not necessarily agreement to the new rent. Retain the signed amendment or other reliable evidence of the agreed new terms. Keep any negotiations and revisions dated so the tenant and owner are working from the same proposal. If the date changes, update the payment system and send a clear corrected document rather than silently charging the amount from the original draft.

[1] Massachusetts Attorney General - landlord-tenant rights guide