Michigan 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.

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Scan to open the Michigan notice online.

Michigan 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.

Written consent is central to a mid-agreement change

Michigan's Truth in Renting Act, MCL 554.633(1)(l), generally prohibits a clause allowing the landlord to alter an agreement after it starts without the tenant's written consent. It permits an agreement to provide certain specified adjustments on at least 30 days' written notice, including legally required changes and specified tax, utility and insurance cost increases.

Those exceptions are not a general right to increase rent whenever operating costs rise. Check that the agreement contains the applicable provision and that the actual expense fits it. The monthly planner is not intended to perform this midterm exception analysis.

[2] MCL 554.633 - consent, permitted adjustments and payment fees

Distinguish a later monthly term from the current bargain

For a continuing monthly tenancy, review the lease's notice and renewal structure and document agreement to the new rent where required. The tool uses a full rental cycle and at least 30 days as a planning floor. It does not imply that all Michigan rent changes are valid with a unilateral 30-day letter.

For a claimed cost adjustment, save the old and new invoices, the covered cost categories and the allocation calculation. A general market-rent increase is not the same as a contractual pass-through of qualifying costs.

[2] MCL 554.633 - consent, permitted adjustments and payment fees

Payment methods are part of the review

The current MCL 554.633 also prohibits imposing an additional charge on every allowed payment method; the lease must allow at least one way to pay without an additional fee. Do not make the new rent look lower by forcing every tenant to pay an unavoidable processing fee. Keep the permitted fee-free method clear in the payment instructions.

[2] MCL 554.633 - consent, permitted adjustments and payment fees

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Read the full guide and official sources online

Example: a bill increase is not an automatic rent increase

An owner receives a higher insurance bill and wants to add $50 per month. Before sending the notice, inspect the lease's adjustment clause and the statutory categories. If the agreement does not authorize the proposed adjustment, the existence of a bill alone does not replace written consent. For a properly agreed $1,000-to-$1,050 change, state the $50 difference, the 5% calculation and the first affected payment.

[2] MCL 554.633 - consent, permitted adjustments and payment fees

Document the final terms

Keep the agreement, any valid adjustment clause, supporting costs, the notice, delivery proof and written consent together. Do not treat a tenant's signature acknowledging receipt as an amendment unless the document clearly says what is being agreed. Resolve a disputed change before converting its proposed difference into rent arrears.

[2] MCL 554.633 - consent, permitted adjustments and payment fees

Additional official sources

[1] Michigan Legislature - tenant and landlord guide
www.legislature.mi.gov