Minnesota 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 Minnesota notice online.

Minnesota 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.

One full rental period plus one day

Minnesota Attorney General guidance calls for advance written notice of one full rental period plus one day before a rent increase in a periodic tenancy. The landlord's required notice cannot be shorter than the notice the lease requires from the tenant. A monthly lease promising a longer period needs that longer review.

Do not equate a full rental period with any 30 days. Identify the period's actual start and end. A fixed lease generally fixes the rent unless a lawful clause permits an adjustment; the monthly planner does not decide that question.

[1] Minnesota Attorney General - raising the rent

Saint Paul

Saint Paul's Rent Stabilization Ordinance generally limits increases for covered residential units to 3% in a 12-month period. A request above 3% uses the city's exception process: increases between 3% and 8% can involve self-certification, while higher requests require staff review. An exception is not automatic simply because costs rose.

Construction after December 31, 2004 is exempt under the city's amended rules effective June 13, 2025. Verify the actual construction and coverage records rather than assuming an exemption from the building's advertised age. Other exemptions and the reasonable-return process have specific conditions.

The city describes a tenant appeal opportunity before an approved increase is implemented. Keep the application, certification or determination, tenant notices and appeal dates. Do not use the state form as a substitute for the city procedure.

[2] Saint Paul - rent stabilization program [3] Saint Paul - renter review and appeal rights

Record the amount and the complete monthly obligation

Use the current lease and rent ledger to identify base rent and required recurring costs. Explain a new utility or service obligation separately rather than saying all other terms remain unchanged. For assisted or income-restricted housing, confirm the program's applicable rent process before using this ordinary monthly form.

Fill out online

Scan to return to the Minnesota notice.

Read the full guide and official sources online

An old letter from a different municipality is not a reliable template for the amount. Local stabilization can add a separate approval or coverage analysis.

[1] Minnesota Attorney General - raising the rent

Example: ordinary notice and local permission

A landlord plans a $60 increase on $1,500 rent, or 4%. For a covered Saint Paul unit, that exceeds the ordinary 3% allowance and needs the appropriate city exception process. Giving a full period plus a day does not itself approve the amount.

For a monthly period beginning on the first, give notice before the full preceding period begins, not halfway through it. Then confirm the lease and any city timing or appeal requirements before choosing the first higher payment.

Keep a usable audit trail

Retain the agreement, occupancy and rent history, notice calculation, local coverage or exception documents, signed final notice and delivery proof. Make the ledger and payment portal match the final approved amount and date. If the tenant disputes either, review it before treating the proposed difference as overdue. The letter continues the tenancy; termination and possession require separate procedures.