Mississippi 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 Mississippi notice online.

Mississippi 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.

Separate the monthly planning period from a legal entitlement

Mississippi Code section 89-8-19, as reproduced in the legislature's 2022 amendment, requires at least 30 days' written notice to terminate a monthly tenancy. That is not a dedicated rent-increase statute for every agreement. Start with the rental contract, current term and any modification clause. The online tool uses 30 days plus a full future rental cycle as a planning floor.

A fixed lease can be paid monthly without becoming month-to-month. If rent is fixed through the end of the lease, identify a lawful adjustment clause or obtain the needed agreement; otherwise plan the proposal for a later permitted term. Do not assume an oral agreement means no rules apply.

[1] Mississippi Legislature - SB 2461, Section 11 (monthly tenancy notice)

Put an unwritten arrangement on a reliable record

Write down the agreed rent, due date, included services and the established rental period. Compare those notes with receipts and messages. Resolve discrepancies before issuing a new price. A new notice should not silently rewrite a disputed starting rent.

For any regulated or assisted rental, identify the applicable program before proposing a market-rent increase. A program approval, utility allowance or tenant contribution may be governed by different rules from an ordinary private rental.

[1] Mississippi Legislature - SB 2461, Section 11 (monthly tenancy notice)

Example: a notice halfway through the cycle

Suppose rent is due on the tenth and a notice is delivered on April 20 for a May 10 increase. That does not meet the tool's 30-day planning floor or allow a full later cycle. Review a later tenth and the actual agreement. A move from $800 to $840 is $40 or 5%, but correct arithmetic does not establish authority to change the contract.

[1] Mississippi Legislature - SB 2461, Section 11 (monthly tenancy notice)

Fill out online

Scan to return to the Mississippi notice.

Read the full guide and official sources online

Make the final version easy to verify

Show the new total and effective date in the notice, and describe any separate fee or service change in an appropriate amendment. Keep the old agreement, final proposal and delivery record. If the tenant identifies an error, compare the documents before adding the difference to the ledger. Do not use this continuing-tenancy notice as an eviction notice; the legal steps for possession require separate review.

[1] Mississippi Legislature - SB 2461, Section 11 (monthly tenancy notice)