Montana 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 Montana notice online.

Montana 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.

Monthly modifications require advance written notice

Montana Code §70-24-311 addresses rules affecting use and occupancy and requires 30 days' written notice when a later rule substantially modifies a monthly tenant's bargain. For a weekly tenancy, the section uses seven days instead. This packet is designed for an existing monthly agreement, not a weekly or fixed-term change.

The rule must be explicit, fair in its application and not adopted to evade the landlord's obligations. Read the agreement's rent and modification provisions alongside the statute; do not treat a notice period as unlimited authority to rewrite a fixed lease.

[1] Montana Code §70-24-311 - changes to monthly agreements

Describe the change, not just the new number

Identify the new rent, effective date and whether included services remain unchanged. A shift in utility responsibility or a new mandatory charge can substantially change the bargain even when the base-rent line does not move. Use the proper documentation for the full change.

Keep the current agreement and the prior written rules so you can identify exactly what is changing. Avoid issuing one document that calls the tenancy unchanged while a separate payment portal quietly introduces new charges.

[1] Montana Code §70-24-311 - changes to monthly agreements

Example: a later rent date protects the review time

Suppose rent is due on the first and notice is given on February 10 for March 1. That does not supply 30 days. Plan for a later permitted due date and verify the agreement. Moving $1,400 to $1,470 is a $70 or 5% increase; the amount calculation is separate from the timeline and contract analysis.

[1] Montana Code §70-24-311 - changes to monthly agreements

Montana Rent Increase Guide

State rules, local requirements and practical examples

Reviewed November 13, 2026 | General information for landlords

Before the notice goes out

Check that all tenants receive the written terms and retain delivery evidence. For affordable or otherwise regulated housing, verify the program's rent restrictions and procedures first. Preserve the reason, old and new terms, calculation and signed notice. If the tenant challenges the change, review the notice and underlying agreement before treating the proposed difference as a debt. Do not add a possession demand to this continuing-tenancy document.

[1] Montana Code §70-24-311 - changes to monthly agreements

Fill out online

Scan to return to the Montana notice.

Read the full guide and official sources online