Nevada 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 rent + recurring charges (USD)

New rent + recurring charges (USD)

Monthly increase (USD)

Effective date

Beginning on the effective date shown above, the monthly rent and required recurring charges 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

Rent / fee breakdown and payment

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 Nevada notice online.

Nevada 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.

Sixty days before the first higher monthly payment

Nevada NRS 118A.300 requires written notice at least 60 days before the first increased rent payment for an ordinary monthly tenancy. A periodic tenancy shorter than one month has a 30-day rule instead and is outside this tool. Check any longer contractual notice obligation and do not use the monthly form to override a fixed lease.

The date that matters is the first payment at the higher amount, not merely the day the letter is prepared. Record the actual delivery method and date. If service is delayed, revise the effective date before charging the increase.

[1] Nevada NRS 118A.300 - advance notice of increase

Include recurring occupancy charges

Nevada's definition of rent in NRS 118A.150 includes periodic charges for occupancy and the related statutory categories. The tool therefore asks for total rent and recurring charges and a breakdown. Do not avoid a rent notice by keeping base rent unchanged and adding a mandatory recurring fee.

Prepare an old-versus-new schedule showing base rent, required recurring charges and the combined total. Distinguish genuinely optional services and variable consumption amounts rather than combining unrelated items without explanation. If other lease terms change, use the needed amendment instead of relying on the notice's unchanged-terms sentence.

[1] Nevada NRS 118A.300 - advance notice of increase

Example: a fee can change the percentage

Base rent is $1,500 and a mandatory monthly charge is $50, for a $1,550 current total. A proposed $1,575 base rent and $75 mandatory charge produces a $1,650 total. The change is $100, approximately 6.45% of the former total, not merely a $75 base-rent increase. Confirm the legal treatment of each charge and describe the breakdown clearly.

[1] Nevada NRS 118A.300 - advance notice of increase

Fill out online

Scan to return to the Nevada notice.

Read the full guide and official sources online

Check protected activity and keep records

NRS 118A.510 restricts specified retaliation, including rent increases responding to protected tenant conduct. Keep the business reason and notice evidence, and address maintenance complaints independently. A timely notice cannot cure an unlawful reason or a program-rent restriction. Before collection, compare the final notice with the payment system and any tenant agreement; use a separate legal process for an unresolved possession issue.

[1] Nevada NRS 118A.300 - advance notice of increase