New Hampshire 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 New Hampshire notice online.

New Hampshire 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.

State the amount and date at least 30 days ahead

New Hampshire RSA 540:2(IV) addresses a tenant's refusal to accept an increase and requires written notice of the increase amount and its effective date at least 30 days before that date. Do not send only a percentage or an undated statement that rent will rise soon. Follow a longer lease notice requirement.

First determine whether a fixed lease still controls the rent. A statute about notice and grounds in a possession proceeding is not authority to disregard the existing contract. This tool is for a continuing monthly tenancy and cannot decide whether a disputed increase is enforceable.

[1] New Hampshire RSA 540:2(IV) - rent-change notice

A refusal does not authorize self-help removal

The statute's reference to refusal of a properly noticed increase does not permit a lockout or an immediate demand to leave without the required process. Keep the rent proposal separate from any later termination or court papers. If the tenant disputes the change, review the amount, notice and agreement before making an enforcement decision.

[1] New Hampshire RSA 540:2(IV) - rent-change notice

Example: an incomplete notice

A letter says 'rent increases by 5% next month' but omits the actual new total and exact effective date. Replace it with a clear notice and reassess the timeline rather than assuming the original vague letter began a valid notice period. For current rent of $1,600, a 5% proposal is $1,680, an $80 difference. State the first payment date as well as those figures.

[1] New Hampshire RSA 540:2(IV) - rent-change notice

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Scan to return to the New Hampshire notice.

Read the full guide and official sources online

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Practical steps before serving

Compare the current agreement and rent ledger, confirm the property is not subject to a separate housing-program rent process, and choose a permitted delivery method. Address the tenants accurately and keep a signed copy with delivery evidence. If the letter also changes utilities or another charge, document those terms properly. After service, retain any response and correct an error before the accounting system begins collecting the proposed difference.

[1] New Hampshire RSA 540:2(IV) - rent-change notice