New Mexico Rent Increase Notice

Existing month-to-month residential tenancy

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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.

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New Mexico 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.

Thirty days before the periodic rent date

New Mexico's enacted 2025 amendments to §47-8-15 require written notice at least 30 days before the periodic rental date for an increase in a month-to-month tenancy. Review the rental agreement for longer notice and for the actual tenancy term. A fixed lease remains a different situation even when rent is paid monthly.

Use the periodic rent date as the target rather than choosing an arbitrary date 30 days after drafting. The tool rounds to a later monthly cycle, but that output cannot establish valid service or authority to change a contract.

[1] New Mexico Legislature - enacted 2025 amendments, §47-8-15

Review fees as part of the proposal

The amended statute addresses rent and fee disclosures and changes. Make the new monthly obligation understandable: identify rent and any separately proposed fee, and explain what remains unchanged. Do not add a surprise mandatory charge through a portal while the notice displays only base rent.

Keep an old-versus-new charge list and the agreement authorizing each item. For subsidized or income-restricted housing, confirm program approval and utility-allowance rules separately. The ordinary form does not calculate an approved program rent.

[1] New Mexico Legislature - enacted 2025 amendments, §47-8-15

Example: the fifth is the relevant date

If the monthly rental date is the fifth and a proposal is delivered only 20 days before the next fifth, select a later eligible fifth instead of charging immediately after the 30th day on a different date. For a change from $1,250 to $1,312.50, the difference is $62.50 or 5%. Use the exact new dollar amount and a clear first payment date.

[1] New Mexico Legislature - enacted 2025 amendments, §47-8-15

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Read the full guide and official sources online

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Document the change before collection

Save the lease, the revised terms, the completed notice and proof of delivery. Check that the accounting system and any new agreement use the same amount and effective date. If the tenant questions a fee or timing, resolve the legal basis before labeling the proposed difference unpaid rent. The courts' landlord-tenant resources are a starting point for separate disputes; this letter is intended to continue, not terminate, the tenancy.

[1] New Mexico Legislature - enacted 2025 amendments, §47-8-15

Additional official sources

[2] New Mexico courts - rental agreements and rent increases
selfrepresentation.nmcourts.gov

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