North Carolina 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 North Carolina notice online.

North Carolina 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.

Do not mistake termination notice for increase authority

North Carolina's rental agreement is the starting point for a rent change. The Department of Justice's housing guidance emphasizes the landlord-tenant agreement and the parties' obligations. The tool's 30-day/full-cycle planning floor is a product buffer, not a statement that North Carolina has a dedicated 30-day rent-increase statute.

A fixed-term lease with monthly installments does not become a month-to-month tenancy. Review any clause permitting an adjustment and its calculation, notice and renewal conditions. Where the contract is unclear, resolve the proposed new terms before collecting a higher amount.

[1] North Carolina Department of Justice - housing guidance

Prepare the complete cost comparison

Identify the current rent and any included services. If the new proposal transfers a utility or adds a required fee, document that change distinctly. The statement that all other terms remain unchanged should be accurate. A new base rent is not an explanation of a separate new obligation.

For a voucher, public-housing or other restricted unit, use the administering program's rent approval and notice process. Do not interpret a private-rental planning date as the agency's approval or as an allowable-rent determination.

[1] North Carolina Department of Justice - housing guidance

Example: a longer lease promise wins

A monthly agreement requires 60 days before changed terms. A landlord proposing $1,365 instead of $1,300 gives 35 days. The $65 or 5% calculation is accurate, but the agreement's longer period still needs to be satisfied. Select an eligible later due date and preserve the clause used to calculate it.

[1] North Carolina Department of Justice - housing guidance

Fill out online

Scan to return to the North Carolina notice.

Read the full guide and official sources online

Make service and follow-up traceable

Use a legally appropriate method and keep the actual delivery date, recipients and signed final notice. Record any acceptance, counterproposal or dispute. If a date changes, correct the notice and payment system together. Continue responding to repairs independently of the rent proposal. Do not add an eviction demand to this continuing-tenancy form or assume a disputed increase allows a lockout; those matters require their own legal review.

[1] North Carolina Department of Justice - housing guidance