North Dakota 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. When a landlord changes the monthly lease terms under N.D.C.C. 47-16-07, the tenant may end the lease at the end of the month by giving at least 25 days' notice under N.D.C.C. 47-16-15(3).

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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North Dakota 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.

Notice runs to the end of the monthly term

North Dakota §47-16-07 permits modification of a monthly lease through written notice at least 30 days before the monthly term expires. The change applies to the following term if the tenant continues in possession. Identify the actual term and renewal language before treating a lease as monthly.

Section 47-16-15(3) gives a tenant receiving changed terms a specific option to end at the end of the month with at least 25 days' notice. Track the tenant's response instead of assuming that a rent notice guarantees continued occupancy at the new price.

[1] North Dakota Code §§47-16-07 and 47-16-15 - changes and tenant notice

Local rent-control preemption has a defined scope

Section 47-16-02.1 prohibits political subdivisions from controlling rents for private residential or commercial property, while preserving control over property in which the subdivision holds fee title. Fargo or Bismarck mailing addresses therefore do not by themselves establish a separate private-rental percentage cap.

A program agreement or fixed lease can still restrict the rent. Preemption is not permission to ignore a covenant, contract or federal housing rule. Determine the actual property and tenancy category before using this ordinary monthly packet.

[1] North Dakota Code §§47-16-07 and 47-16-15 - changes and tenant notice

Example: record two deadlines

For a proposed increase from $1,000 to $1,050, record the $50 or 5% change, the end of the existing monthly term, the notice delivery date and the first new term. Also track any tenant termination notice under the modified-terms rule. An entry only for the first higher rent payment misses the possible tenant response and move-out planning.

[1] North Dakota Code §§47-16-07 and 47-16-15 - changes and tenant notice

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Read the full guide and official sources online

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Keep the contract and collection system aligned

Save the current lease and automatic-renewal clause, signed proposal and delivery evidence. State the new total, effective date and any other changes accurately. If the tenant gives a qualifying termination notice, review that response before posting future rent. A continuing-tenancy rent form is not a substitute for a termination document or court order.

[1] North Dakota Code §§47-16-07 and 47-16-15 - changes and tenant notice

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