Oregon 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 Oregon notice online.

Oregon 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.

Check the first year, interval and annual amount

For an ordinary monthly residential tenancy, Oregon generally prohibits an increase during the first year, requires at least 90 days' notice and limits the frequency and amount under ORS 90.323-90.324. For covered ordinary rentals, the published maximum is 9.5% for increases taking effect in 2026 and 10% for 2027. Those dates are different; use the year the increase becomes effective.

Check the certificate-of-occupancy and any exemption basis, including the statutory newer-construction and regulated-housing categories. A cap exemption does not automatically remove notice, lease or city obligations. Manufactured-dwelling park rules have separate provisions and are outside this ordinary monthly tool.

[1] Oregon DAS - published annual rent limits [2] Oregon ORS 90.323-90.324 - notice contents, frequency and limits

The notice needs more than a new total

Identify the new rent, dollar increase, effective date and any required exemption facts in the statutory notice. Keep the earlier rent and increase dates so the frequency test can be checked. A sale or new management does not automatically restart a tenant's history.

Use a service method permitted under Oregon law. Mailing can affect timing, and electronic notice requires the statutory written agreement conditions. Do not import Arizona's certified-mail receipt calculation into Oregon. Record how each required document was delivered.

[2] Oregon ORS 90.323-90.324 - notice contents, frequency and limits [3] Portland Housing Bureau - notice, delivery and relocation

Portland, Oregon

Portland's currently codified §30.01.085 treats a rent increase of 10% or more over a rolling 12 months as a potential relocation-assistance trigger for covered rentals. A qualifying tenant requests assistance within 45 days after receiving the notice; the landlord then pays within 31 days after receiving the request.

Amounts in the current code are $2,900 for a studio or SRO, $3,300 for one bedroom, $4,200 for two bedrooms and $4,500 for three or more bedrooms. Review the tenant's subsequent move-out or repayment duties and any claimed exemption. Required rights information and the applicable relocation amount belong in the notice materials.

Fill out online

Scan to return to the Oregon notice.

Read the full guide and official sources online

The state cap and the local trigger are separate tests. A covered 2026 ordinary increase may be limited below the city's 10% trigger, while a cap-exempt property can still require local review. Check the live code before service; a proposal to change the trigger is not treated here as enacted law.

[4] Portland Code §30.01.085 - additional renter protections

Eugene

Eugene's relocation rules treat an increase at or above the state maximum as a potential city relocation trigger. The notice needs the current and new rent, dollar and percentage change, effective date, applicable relocation amount and the tenant rights information. The city describes assistance equal to two months' current rent, subject to its rules and exemptions.

The tenant must request assistance in writing within 30 days of the notice; the code requires payment at least 45 days before the increase takes effect. Check the later move-out or repayment obligations and reporting requirements. An ordinary state form alone may not contain all local materials.

An increase can meet Eugene's trigger even though it is within the state cap. Do not use Portland's 10% threshold as Eugene's rule.

[5] Eugene Code §8.425(17) - relocation notice, request and payment deadlines [6] Eugene - tenant relocation rights and obligations [7] Eugene - landlord resources and required relocation forms

Example: a lawful percentage can require another payment

Assume an eligible covered unit has $1,500 current rent and no disqualifying recent increase. Applying the 2026 9.5% ceiling gives a $142.50 increase and $1,642.50 total. In Eugene, an increase at that state maximum can trigger the local relocation procedure. A calculator that checks only the percentage would miss that consequence.

Keep the occupancy date, prior increase, cap year, local coverage, notice and delivery records. Recalculate if the effective date changes from December 2026 into January 2027, and review all other requirements rather than simply replacing 9.5 with 10.