South 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. For a monthly tenancy under South Dakota law, a tenant receiving a modification notice may terminate on the first day of the next month by giving the landlord notice within 15 days after receiving this notice.

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 South Dakota notice online.

South 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.

A 30-day modification notice has a response consequence

South Dakota's Attorney General explains that a landlord can change a month-to-month agreement with 30 days' notice. A tenant receiving the changed terms may terminate on the first day of the next month by notifying the landlord within 15 days after receiving the modification.

Do not overlook that tenant option when planning collections or occupancy. Record the delivery date and watch for the response, rather than assuming a timely rent proposal ensures the tenant will remain. Read the agreement for any longer notice promise and verify that the arrangement is truly monthly.

[1] South Dakota Attorney General - notice of modified terms

Fixed terms and other changes need separate attention

For a fixed lease, identify any lawful adjustment clause or address the next renewal; a monthly installment is not a monthly term. Explain changes to utilities, parking or other charges distinctly and document the full proposal. If the form says other terms remain unchanged, that should be correct.

Program housing and mobile-home spaces may follow different requirements. This packet is designed for an ordinary private monthly rental, not for calculating an approved assisted-housing rent.

[1] South Dakota Attorney General - notice of modified terms

Example: keep the tenant's choice on the calendar

Rent is $1,000 and the proposal is $1,060. The $60 change is 6%. Along with the intended effective date, record when the tenant received the notice and the 15-day response window described in the Attorney General's guidance. If the tenant uses the specified termination option, review the final occupancy and rent obligations before posting continuing charges.

[1] South Dakota Attorney General - notice of modified terms

Fill out online

Scan to return to the South Dakota notice.

Read the full guide and official sources online

South Dakota Rent Increase Guide

State rules, local requirements and practical examples

Reviewed November 13, 2026 | General information for landlords

Prepare a complete file

Retain the lease, old and new terms, signed notice, delivery evidence and the tenant's response. Give a clear contact for questions about the arithmetic or date. A later delivery may change the available timeline, so correct the proposal before implementation. If a disagreement becomes a possession issue, use the proper separate process rather than inserting a lockout or immediate move-out demand into the rent letter.

[1] South Dakota Attorney General - notice of modified terms

Fill out online

Scan to return to the South Dakota notice.

Read the full guide and official sources online