Tennessee 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 Tennessee notice online.

Tennessee 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.

County coverage comes before the monthly notice calculation

Tennessee has a Uniform Residential Landlord and Tenant Act framework that applies according to statutory county coverage, while other arrangements require review under different provisions and the agreement. The Department of Health guidance explains that distinction. Confirm the actual county and current coverage before copying a rule from another property.

The tool uses 30 days plus a future full rent cycle as a planning buffer. It is not a determination that the URLTA applies to every Tennessee address or that every rent increase has a dedicated 30-day statutory rule. A monthly payment schedule does not itself make a fixed lease monthly.

[1] Tennessee Department of Health - Healthy Homes and URLTA county coverage

Review the agreement and proposed obligations

Locate the lease's duration, renewal, notice and modification clauses. For a fixed term, identify an applicable lawful adjustment clause or deal with the later renewal. For a monthly tenancy, decide how the new terms become effective and document any required agreement.

Make a schedule of base rent and required recurring charges. If utility responsibility or services change, explain that through appropriate terms rather than leaving the unchanged-terms sentence inaccurate. A program-restricted unit needs its own rent and approval review.

[1] Tennessee Department of Health - Healthy Homes and URLTA county coverage

Example: two properties in different counties

A manager uses the same lease template for rentals in two counties. Even if both collect rent on the first, that does not prove the same statutory framework applies. Verify each address before selecting the procedure. For rent changing from $1,250 to $1,300, the $50 difference is 4%; the arithmetic does not decide county coverage or authority to modify the lease.

[1] Tennessee Department of Health - Healthy Homes and URLTA county coverage

Fill out online

Scan to return to the Tennessee notice.

Read the full guide and official sources online

What to preserve before collection

Keep the county-coverage determination, agreement, proposed terms, signed notice and delivery evidence. Record any tenant acceptance or disagreement. If delivery occurs later than planned, reassess the date and update the portal and notice together. Keep maintenance matters independent of rent negotiations. A continuing-tenancy proposal is not a termination order or a substitute for the applicable possession process.

[1] Tennessee Department of Health - Healthy Homes and URLTA county coverage