Texas 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.

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Scan to open the Texas notice online.

Texas 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.

Texas does not supply one universal rent-increase deadline

The Texas State Law Library explains that a lease determines when rent can change during its term. Ordinary private rentals do not have a general statewide percentage cap, but the agreement, disaster restrictions and regulated-housing rules can limit a particular increase. Do not interpret the absence of a general cap as permission to change a fixed lease unilaterally.

For a monthly tenancy, review the agreement and the periodic-tenancy framework. Texas Property Code §91.001 addresses termination, not a dedicated notice approving every rent increase. The tool uses at least 30 days and a full future rental cycle as a planning floor.

[1] Texas State Law Library - rent increases and restrictions

Dallas, Houston, Austin and San Antonio: check actual coverage

A city name alone does not establish a local percentage ceiling. The State Law Library discusses the limited disaster-related rent-control authority under Local Government Code §214.902. Check the applicable declarations and orders before relying on ordinary rules; a general disaster headline does not itself identify the restriction for a particular home.

Also inspect any affordability covenant, voucher contract or other program agreement. Those limits are different from a citywide cap and can apply to an individual property even where neighboring market-rate rentals are unrestricted.

[1] Texas State Law Library - rent increases and restrictions

Example: the lease promises more notice

A monthly lease requires 60 days before changed rent. The owner proposes $1,680 instead of $1,600, an $80 or 5% increase, only 35 days ahead. The planner's minimum does not override the lease. Choose a later eligible date and keep the notice clause with the calculation. For a fixed term, first establish whether any increase is allowed before renewal.

[1] Texas State Law Library - rent increases and restrictions

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Read the full guide and official sources online

Complete the paper trail

List the new total, effective date and payment instructions clearly. Document any separate fee or utility change with the appropriate agreement. Keep the lease, reason, signed notice and delivery evidence. A disputed increase is not authority for a lockout or other self-help action. Use separate review for termination and possession instead of adding a demand to leave to this continuing-tenancy letter.

[1] Texas State Law Library - rent increases and restrictions