Utah 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 Utah notice online.

Utah 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 60-day planner is not a claim about Utah law

Utah's Fit Premises Act and the rental agreement should be reviewed for an ordinary rent proposal. The online tool uses 60 days plus a future full rental cycle as a conservative planning floor; it does not claim that §57-22-4 creates a universal 60-day rent-increase requirement.

Review the enacted statute, not a bill proposal or an old news summary. Identify the current term, renewal clause and procedure for changing rent. If a fixed lease locks the amount for a year, monthly installment payments do not create a monthly right to reprice it.

[1] Utah Code §57-22-4 - owner duties and rental terms

Review required charges along with base rent

Section 57-22-4 addresses the owner's duties and rental disclosures. Compare the stated rent with all nonoptional charges and the lease's payment terms. If you are proposing a new mandatory charge or changing a service, make that part of the documented bargain rather than burying it in the payment portal.

For a restricted or assisted property, establish the program's rent rules and approvals separately. A private-market notice or a conservative date cannot establish an approved program amount.

[1] Utah Code §57-22-4 - owner duties and rental terms

Example: a careful date is not contract authority

An owner gives 70 days before increasing $1,600 to $1,680. The $80 or 5% arithmetic and ample lead time do not answer whether an unexpired fixed lease permits the change. Review the adjustment clause or obtain the necessary agreement; otherwise address a later lawful renewal. For a true monthly tenancy, align the new amount with the agreed rent cycle.

[1] Utah Code §57-22-4 - owner duties and rental terms

Fill out online

Scan to return to the Utah notice.

Read the full guide and official sources online

Build a complete change record

Keep the lease, proposed terms, business reason, signed notice and actual delivery evidence. If the tenant acknowledges receipt, distinguish that acknowledgment from agreement to an amendment. Before the new date, compare the final notice and payment system. Correct any inconsistency rather than collecting first. This continuing-tenancy form does not determine the validity of a termination or authorize self-help removal.

[1] Utah Code §57-22-4 - owner duties and rental terms