# Virginia Rent Increase Notice

Existing month-to-month residential tenancy

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## 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**

The landlord proposes the monthly rent change shown above, beginning on the stated effective date. All other rental agreement terms remain unchanged. This proposal is subject to any required agreement; it 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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# Virginia 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 current law and its future effective date

Virginia §55.1-1204(K), in effect until July 1, 2027, requires at least 60 days before the end of the agreement term for specified renewal and nonrenewal notices from landlords owning more than four rental units, or more than a 10% interest in more than four units, in Virginia. It applies to the specified renewal arrangements and excludes the periodic tenancy identified in §55.1-1253(C).

The same official page contains a different version effective July 1, 2027, including a 90-day rent-increase notice requirement for the specified renewals. Do not apply that future version as though it were already the rule for every November 2026 monthly tenancy. This monthly planner uses 90 days as a conservative buffer; fixed-term renewals remain outside the tool.

[1] Virginia §55.1-1204 - current and July 2027 versions

## Written consent and tenancy status also matter

Section 55.1-1204(I) provides that a unilateral change is not valid unless the change is properly noticed and both parties consent in writing. Subsection C can create a 12-month tenancy by operation of law where the landlord did not offer a written agreement. Lack of a signed lease therefore does not automatically mean an ordinary monthly tenancy.

Determine the actual agreement and landlord-portfolio facts before preparing the proposal. Keep the current statutory version and the provision applicable to this tenancy in the file. A long notice period alone does not cure missing consent or an incorrect tenancy classification.

[1] Virginia §55.1-1204 - current and July 2027 versions

## Example: a timely letter is not a signed change

The owner proposes $1,575 instead of $1,500 and gives 100 days. The $75 or 5% change and conservative timeline do not replace the written-consent requirement for a modification. Use a clear signed amendment when required, and distinguish acknowledgment of receipt from agreement to the new price.

[1] Virginia §55.1-1204 - current and July 2027 versions

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Read the full guide and official sources online

## A practical final review

Confirm the property category, current term, renewal status and applicable effective version of the law. For assisted units, obtain the program's instructions. Make the notice, amendment and ledger use the same amount and date. Preserve actual delivery and the parties' written agreement. Do not use this rent proposal as a substitute for the separate termination and possession procedures.

[1] Virginia §55.1-1204 - current and July 2027 versions