Washington Rent and Fee 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 rent + recurring charges (USD)

New rent + recurring charges (USD)

Monthly increase (USD)

Effective date

Beginning on the effective date shown above, the monthly rent and required recurring charges 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

Rent / fee breakdown and payment

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 Washington notice online.

WASHINGTON RENT AND FEE INCREASE NOTICE

Existing month-to-month residential tenancy

RENT AND FEE INCREASE NOTICE TO TENANTS

To tenant(s)
At address

This notice is required by Washington state law to inform you of your rights regarding rent and fee increases. Your rent or rental amount includes all recurring and periodic charges, sometimes referred to as rent and fees, identified in your rental agreement for the use and occupancy of your rental unit. Washington state limits how much your landlord can raise your rent and any other recurring or periodic charges for the use and occupancy of your rental unit.

(1) Your landlord can raise your rent and any other recurring or periodic charges identified in the rental agreement for use and occupancy of your rental unit once every 12 months by up to seven percent plus consumer price index, or 10 percent, whichever is less, as allowed by RCW 59.18.700. Your landlord is not required to raise the rent or other recurring or periodic charges by any amount.

(2) Your landlord may be exempt from the limit on increases for rent and other recurring or periodic charges for the reasons described in RCW 59.18.710. If your landlord claims an exemption, your landlord is required to include supporting facts with this notice.

(3) Your landlord must properly and fully complete the form below to notify you of any increases in rent and other recurring or periodic charges and any exemptions claimed.

Your landlord

☐ Intends to raise your rent and/or other recurring or periodic charges.

Increase effective
Total increase (%)
Additional amount per month (USD)
New total amount per month (USD)

This increase for rent and/or other recurring or periodic charges is allowed by state law and is (check one):

☐ A lower increase than the maximum allowed by state law.

☐ The maximum increase allowed by state law.

☐ Authorized by an exemption under RCW 59.18.710. If authorized by an exemption, complete the section below.

EXEMPTIONS CLAIMED BY LANDLORD

Landlord name / increase %

I (landlord name) certify that I am allowed under Washington state law to raise your rent and other recurring or periodic charges by (percent), which is more than the maximum increase otherwise allowed by state law, because I am claiming the following exemption under RCW 59.18.710 (check one):

WASHINGTON RENT AND FEE INCREASE NOTICE

Existing month-to-month residential tenancy

☐ The first certificate of occupancy for your dwelling unit was issued on (insert date), which is 12 or less years before the date of this increase notice for rent and other recurring or periodic charges. (The landlord must include facts or attach documents supporting the exemption.)

☐ You live in a dwelling unit owned by a public housing authority, public development authority, or nonprofit organization where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements, or a qualified low-income housing development as defined in RCW 82.45.010, where the property is owned by a public housing authority, public development authority, or nonprofit organization.

☐ (The landlord must include facts or attach documents supporting the exemption.)

☐ You live in a qualified low-income housing development which was allocated federal low-income housing tax credits by the Washington state housing finance commission and there is an enforceable regulatory agreement under the low-income housing tax credit program. (The landlord must include facts or attach documents supporting the exemption.)

☐ You live in a dwelling unit in which you share a bathroom or kitchen facility with the owner, and the owner maintains a principal residence at the residential real property. (The landlord must include facts or attach documents supporting the exemption.)

☐ You live in a single-family owner-occupied residence in which the owner-occupant rents or leases no more than two units or bedrooms including, but not limited to, an attached or detached accessory dwelling unit. (The landlord must include facts or attach documents supporting the exemption.)

☐ You live in a duplex, triplex, or fourplex in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, and the owner continues in occupancy. (The landlord must include facts or attach documents supporting the exemption.)

Supporting facts / attached documents

Washington 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. Pages 2-3 contain the existing required disclosure material; include it when applicable. Print pages 4-6 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.

State protections cover both rent and recurring fees

Washington's RCW 59.18.700-.720 restrict ordinary residential rent and fee increases during the first 12 months and limits increases over a 12-month period. Commerce publishes the annual cap: 9.683% for 2026 and 10% for 2027. The ordinary formula is the lesser of 7% plus the specified CPI measure or 10%.

Identify all recurring or periodic charges imposed as a condition of occupancy. A new mandatory fee cannot simply be omitted from the rent comparison. Keep the tenancy start date, previous increase date and old-versus-new charge breakdown. The tool supports an ordinary within-cap increase, not an exemption-based increase requiring additional analysis.

[1] Washington RCW 59.18.720 - required rent and fee notice [2] Washington Commerce - published annual rent limits

Required state notice and exemption evidence

RCW 59.18.720 requires the substantially prescribed Rent and Fee Increase Notice and at least 90 days' advance notice, using the statutory service process. The state PDF packet retains the required notice material; the designed cover page does not replace it.

Exemptions under RCW 59.18.710 have specific conditions, including certain newer construction and regulated arrangements. If relying on an exemption, provide the required facts and documentation. A tenant using a voucher does not automatically make the landlord's property exempt from the cap. The ordinary online workflow is not intended to approve an exemption claim.

[1] Washington RCW 59.18.720 - required rent and fee notice [2] Washington Commerce - published annual rent limits [3] Washington RCW 59.18.710 - exemptions

A local notice can be much longer

Determine the city and whether the property is inside its boundary. The state 90-day minimum does not shorten a longer local requirement. Check city forms, rights statements, licensing and relocation rules before serving the packet. Enter a verified longer period in the tool; if mandatory local materials or an exemption remain unresolved, use a separate review.

Local thresholds involving 8% or 10% are not permission to exceed the state cap. Evaluate the amount, timing and any relocation trigger independently.

Seattle

Seattle requires at least 180 days' written notice of housing-cost increases. The notice must include the city's required rights information. Review property-condition requirements and current city instructions before serving it.

Increases totaling 10% or more in 12 months can trigger Economic Displacement Relocation Assistance for eligible households. The program has income, application and payment rules; the threshold is not a state-cap exemption. Keep the required notice and any program correspondence.

[4] Seattle - housing cost increases [5] Seattle - Economic Displacement Relocation Assistance

Tacoma

Tacoma changed its notice requirement to 180 days effective January 1, 2026. Use the city-established increase form, including the applicable relocation information and tenant resources. An older 120-day Tacoma template is not sufficient for the current rule.

Check rental-business licensing and the city's habitability requirements before issuing an increase. The relocation analysis and exemptions are separate from the statewide amount cap; use Tacoma's current packet rather than assuming the generic state notice contains every attachment.

[6] Tacoma - renting rules and current forms

Bellingham

Bellingham requires 120 days' notice and has relocation protections for increases of 8% or more within 12 months. Check the covered-unit and tenant requirements instead of assuming that an increase under Washington's cap avoids the city program.

Amendments effective September 7, 2026 restrict requiring the tenant's response earlier than 20 days before the increase takes effect. Do not demand an immediate renewal decision in a letter that is supposed to give a meaningful notice period.

[7] Bellingham - rent-increase notice FAQs [8] Bellingham - protections effective September 7, 2026

Redmond

Redmond's local guidance requires 120 days for increases greater than 3% and 180 days for increases greater than 10%. Apply the state 90-day floor where the local threshold does not require more. The 180-day threshold does not make an above-cap increase lawful.

Use the precise local thresholds and current property coverage. A notice rule from a nearby city can differ even where both cities use 120 and 180 days.

[9] Redmond - official renter legal resources

Shoreline

Shoreline requires 120 days for base-rent increases greater than 3% but less than 10%, and 180 days for base-rent increases of 10% or more. At exactly 10%, the 180-day requirement applies. Apply Washington's current minimum notice and amount restrictions too.

The local code distinguishes base rent from optional charges such as pet rent or voluntarily rented parking. Identify which category is changing before applying the city's percentage thresholds. Separately test the covered rent and recurring charges under Washington law; a shorter local rule does not override the state's current 90-day floor.

[10] Shoreline Municipal Code §9.35.030 - base-rent notice requirements

Worked example: a fee changes the comparison

Current rent is $1,500 with a required $100 recurring charge, for a $1,600 total. Proposed rent is $1,550 and the required charge becomes $150: the total rises $100 to $1,700, or 6.25%. Test that total against the correct state cap and history, then apply the city's notice and relocation rules. Do not compare only the $50 base-rent change.

Keep all notices and attachments, the fee breakdown, tenancy and prior-increase history, the current cap publication, local coverage and service evidence. A revised effective date may change the applicable cap year and requires a fresh review of the complete packet.