West Virginia 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 West Virginia notice online.

West 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.

One full period is different from an arbitrary month

West Virginia §37-6-5 addresses termination of a periodic tenancy and calls for a notice period tied to the tenancy period. It is not a dedicated statute authorizing every rent increase. Read the lease's modification and renewal terms before proposing a higher amount.

The online tool uses a full future monthly cycle and at least 30 days as a planning floor. A fixed lease paid monthly is not necessarily a monthly tenancy. Where the contract requires agreement to new terms or a longer notice, keep that requirement in the process.

[1] West Virginia Code §37-6-5 - monthly tenancy notice

Identify what the tenant will actually pay

Compare the current rent with the proposed rent and separately identify any new charge or shifted utility obligation. The notice's unchanged-terms statement should be true. If more than rent changes, use a clear amendment rather than relying on a dollar figure in the rent box.

A housing program, deed restriction or subsidy contract can have its own amount and approval rules. The ordinary private monthly notice does not determine those limits.

[1] West Virginia Code §37-6-5 - monthly tenancy notice

Example: rental periods can start midmonth

For a monthly period beginning on the fifteenth, a proposal received on June 25 cannot automatically change the July 15 payment. Plan a later eligible fifteenth that provides the required full period and respects the agreement. Moving $850 to $892.50 is a $42.50 or 5% increase; show the exact amount so neither party has to infer rounding.

[1] West Virginia Code §37-6-5 - monthly tenancy notice

Fill out online

Scan to return to the West Virginia notice.

Read the full guide and official sources online

Keep the proposal separate from termination

Save the agreement, calculation, signed notice and delivery evidence. Note any acceptance or dispute and make the payment portal match the final permitted date. If the tenant rejects the proposal, review the available process before treating the new amount as debt or assuming the tenancy has ended. Do not add a move-out demand to this continuing-tenancy form; §37-6-5 and any possession proceeding require their own review.

[1] West Virginia Code §37-6-5 - monthly tenancy notice