Wisconsin 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 Wisconsin notice online.

Wisconsin 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.

The 28-day rule needs the right label

Wisconsin DATCP explains a 28-day written-notice rule for ending a month-to-month tenancy. That termination rule is not a separate statute approving every proposed rent increase. Review the lease's change and renewal terms and obtain any required agreement.

The tool uses 28 days plus a full future rent cycle as a planning floor. If the lease promises 60 days, follow that longer promise. A fixed-term lease remains fixed even if payments are collected monthly; inspect an applicable adjustment clause or address a later renewal.

[1] Wisconsin DATCP - tenant rights and periodic notice

Renewals and charge changes deserve a complete review

Check whether the lease renews automatically and when notice is required to change its terms. Do not assume a rent letter can cure a missed contractual renewal deadline. Keep the relevant clause with the proposed change.

Record rent, mandatory recurring charges and included utilities before and after the proposal. If a new fee or service obligation is involved, describe it appropriately and do not leave the unchanged-terms sentence misleading. Restricted or assisted housing needs the applicable program process.

[1] Wisconsin DATCP - tenant rights and periodic notice

Example: 28 days is not always the answer

A monthly agreement requires 45 days' notice of changed rent. A proposal for $1,260 instead of $1,200 is delivered 30 days before the intended start. The $60 or 5% arithmetic is correct, but the agreement's 45-day requirement still matters. Move to a later eligible cycle and document any required consent.

[1] Wisconsin DATCP - tenant rights and periodic notice

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Read the full guide and official sources online

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Before updating collections

Keep the current agreement, renewal correspondence, signed final proposal and delivery proof. A tenant's receipt acknowledgment should not be mislabeled as agreement to new terms. Resolve date or amount errors before charging the difference. Respond to repairs independently and use the appropriate separate notice and court process for any possession issue. This form is meant to continue an ordinary monthly tenancy.

[1] Wisconsin DATCP - tenant rights and periodic notice

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