

RENT INCREASE NOTICE - STATE OF UTAH

TO:

Tenant(s): _____

Residing at: _____ (the "Premises")

FROM:

Landlord: _____

Whose address is: _____

DATE: _____

RE: NOTICE OF RENT INCREASE

Please be advised that, pursuant to the terms of your Lease Agreement dated _____, the monthly rent for the Premises will be increased.

The current monthly rent is \$_____.

Effective _____ (the "Effective Date"), the new monthly rent will be \$_____.

The new monthly rent shall be due and payable on the _____ day of each month, commencing on the Effective Date, at the following address or via the following method: _____.

Notice Period:

This rent increase is being provided to you with _____ days' notice, which is in accordance with the terms of your Lease Agreement and applicable Utah law.

(Choose ONE of the following options regarding the continuation of the tenancy):

☐ **Month-to-Month Tenancy:** If you are currently on a month-to-month tenancy, you have the option to either agree to the rent increase and continue your tenancy under the new terms, or to provide written notice of your intention to vacate the Premises in accordance with the notice period required by your Lease Agreement and Utah law. Your notice to vacate must be received by Landlord no later than _____.

☐ **Fixed-Term Lease:** If you are currently in a fixed-term lease that has not yet expired, this rent increase will become effective upon the expiration of your current Lease Term and will apply if a new lease agreement or month-to-month tenancy is entered into at that time.

If you have any questions regarding this rent increase, please contact Landlord at _____ (Phone Number) or _____ (Email Address).

Sincerely,

(Landlord's Signature)

(Landlord's Printed Name)

Important Considerations for Utah:

- **Notice Period:** Utah law doesn't specify a minimum notice period for rent increases in a month-to-month tenancy, so the lease agreement typically governs this. However, providing at least 15 days' notice is generally considered reasonable. For fixed-term leases, rent can typically only be increased upon renewal, unless the lease explicitly allows for increases during the term.
- **Clarity:** The notice should clearly state the current rent, the new rent, the effective date of the increase, and the payment terms.