

## Increasing rent

This information is for private landlords. Private tenants can find information and advice [here](#).

Over time you might want to review or increase the rent you charge your tenants.

You should ensure that any increase is fair and in line with rent for similar properties locally. Currently, there is no limit on the amount of a rent increase.

### When can you increase the rent?

From 1 April 2025, you can only legally increase the rent once every 12 months. This applies to all types of private tenancies.

You cannot force your tenant to pay an increase in rent at a shorter period than every 12 months. You may be guilty of an offence if you attempt to do this.

### Increasing rent for periodic tenants

If your tenant is renting the property on a periodic (or rolling) basis, you can increase the rent.

Your tenant may need to plan for paying a higher rent. You should write to them, giving at least 28 days' notice of the rent increase.

Legally, you must give your tenant [a notice of variation](#) with details about the increase. You have to do this within 28 days of the increase taking effect.

You should ensure the increase is fair and in line with rent for similar properties locally. Currently, there is no limit on the amount of a rent increase.

## **Increasing the rent from 1 April 2025**

From 1 April 2025, you can only legally increase the rent charged to a periodic tenant, (someone who rents on a rolling or month-to-month basis), once every 12 months.

You must give your tenant at least three months' notice in writing of any increase.

The notice must include the date on which the increase will occur and the new level of rent.

You should use a [Notice of Variation](#) to provide this information.

## **Increasing rent for fixed-term tenants**

Generally, you cannot increase the rent during a fixed-term agreement.

The only exception is if your tenancy agreement has a fair term that allows for a rent increase.

To be considered fair, the term would have to state that:

- you will give your tenant reasonable written notice of the increase
- your tenant can end the agreement if they can't afford the increase

The term should also clarify on what grounds you can increase rent, for example, in line with the:

- Consumer Price Index, or
- Local Housing Allowance rate

## **Increasing the rent from 1 April 2025**

From 1 April 2025, you cannot increase the rent during a fixed-term agreement. You will only be able to legally increase the rent at 12-month intervals:

- If you have a yearly fixed-term agreement, you can only increase the rent at the end of each 12-month term.
- If you have a fixed-term tenancy of less than 12 months that ends but continues on a periodic basis, you must wait until the tenancy has lasted for at least 12 months before increasing the rent.

You must also give your tenant at least three months' notice in writing of any increase.

The notice must include the date on which the increase will occur and how much the rent will be.

You should use a [Notice of Variation](#) to provide this information.

## Rent increases for other tenants

You will need to apply to the [Rent Officer](#) if you want to increase the rent for a property that is:

- a [protected tenancy](#), or
- subject to rent control

The Rent Officer sets the maximum rent for these properties. The Department for Communities can also ask the Rent Officer to review rents.

## Increasing the rent from 1 April 2025

The amount of rent you charge can only be increased every 12 months.

## Impact of increasing rent on guarantor agreements

Increasing rent could be considered a material change of the tenancy terms. Changes, such as a rent increase or new tenancy, will invalidate the guarantor agreement unless either:

- the guarantor agreement states it will continue despite these changes, or
- the guarantor agrees to the change

You should review your guarantor agreement before increasing the rent. This will help to ensure the agreement remains valid and avoid disputes at a later stage.

## More advice

- [Setting rent](#)