Housing Rights

https://www.housingrights.org.uk/landlords/rent-and-rates/increasing-rent

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Increasing rent

This information is for private landlords of properties in Northern Ireland.

If you are a tenant, you can find advice here.

If you are a landlord or letting agent in Northern Ireland seeking advice, you can:

- send a message to Landlord Advice, or
- call 028 90 245 640 (Option 1)

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

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

When can you increase the rent?

Since 1 April 2025, new rules stipulate when you can increase the rent.

You can only legally increase the rent once every 12 months. This applies to most private tenancies. However, there are special rules for protected and rent-controlled tenancies.

This means that you cannot increase the rent within:

- 12 months of a tenancy starting or
- 12 months following the date of the last rent increase

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

You must also give your tenant at least three months’ written notice if you plan to increase the rent. 'In writing' can include electronically, such as email or text. You can also use a Notice of Variation to provide this information. The notice must include the date on which the increase will take effect and the new rent level.

Increasing rent for fixed-term tenants

From 1 April 2025, you can only increase the rent charged for a fixed-term tenancy once every 12 months.

This means that you cannot increase the rent within:

- 12 months of a tenancy starting or
- 12 months following the date of the last rent increase

You also cannot increase the rent during the tenancy.

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

You must also give your tenant at least three months’ written notice if you plan to increase the rent. 'In writing' can include electronically, such as email or text. You can also use a Notice of Variation to provide this information. The notice must include the date on which the increase will take effect and the new rent level.

The three months’ notice applies in all cases, even for tenancy renewals. For example, you and your tenant want the tenancy to continue after the fixed term expires. If you intend to increase the rent for the new tenancy period, you must give at least three months' notice. You must do this at least three months before the existing tenancy agreement ends and the new tenancy agreement begins.

Increasing rent for periodic tenants

A periodic tenancy is one that runs on a 'rolling' or 'month-to-month' basis. Even though there is no end date for this type of tenancy, the rules around rent increases still apply.

From 1 April 2025, you can only increase the rent charged for a periodic tenancy once every 12 months. This means that you cannot increase the rent within:

- 12 months of a tenancy starting or
- 12 months following the date of the last rent increase

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

You'll also need to give your tenant at least three months' written notice of any increase.

The notice must include the date the increase will take effect and the new rent amount.

'In writing' can include electronically, such as email or text. You can also use a Notice of Variation to provide this information.

Rent increases for protected, statutory and rent-controlled tenancies

You cannot increase the rent charged on a tenancy if it is:

- a protected or statutory tenancy, or
- a tenancy that is subject to rent control because the local council has found it to be unfit

Rents for these types of tenancy can only be increased by the Rent Officer for Northern Ireland.

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 existing guarantor agreement unless either:

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

You'll need to review your guarantor agreement before increasing the rent. This will help ensure the agreement remains valid and avoid disputes later.

More advice

- Setting rent