

## 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](tel:02890245640) (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?

From 1 April 2025, you can only legally increase the rent once every 12 months. This only applies to fixed-term and periodic tenancies. [There are special rules for protected and rent-controlled tenancies.](#)

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.

## Increasing rent for periodic tenants

A periodic tenancy is one that runs on a 'rolling' or 'month-to-month' basis.

From 1 April 2025, you can only legally increase the rent charged to a periodic tenant once every 12 months.

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.

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

From 1 April 2025, you cannot increase the rent during a fixed-term agreement. Legally, you will only be able to 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 a fixed-term tenancy ends but continues on a periodic basis, you must wait 12 months before increasing the rent

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 amount of the rent increase.

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

- a [protected or statutory tenancy](#), or
- subject to [rent control because they have been found unfit](#) by the local council

Only the [Rent Officer](#) can approve a rent increase for these types of tenancies.

## **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'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](#)