

INFORMATION REGARDING THIS NOTICE

The City of Tacoma is supplying this information sheet to assist tenants with understanding this notice. This information sheet is informative only and DOES NOT provide legal advice regarding your individual tenancy. **If you need to obtain legal advice regarding your individual tenancy, please contact the resources listed on the back of this page.**

What is a Notice to Increase Rent?

This notice informs a tenant that the landlord is increasing the amount of monthly rent that a tenant must pay to continue living in the rental unit.

How Much Time Does a Tenant Have Before Paying the Increased Rent?

Starting in July 2023, the City of Tacoma increased the amount of time a landlord must provide a tenant before any increase in rent becomes effective. A landlord in Tacoma must provide a tenant at least 120-days written notice before the increase in rent takes effect.

What Other Information Must a Landlord Provide a Tenant About the Rent Increase?

Under Tacoma's Rental Housing Code, a landlord must identify the amount of new rent owing, the percentage the rent is increasing, and the date on which the increase becomes effective.

What If a Tenant Fails to Pay the Increase Rent Amount?

A tenant served with a valid notice to increase rent must pay the new amount, unless the tenant has a valid legal reason to not pay the increase. If the notice is valid and the tenant does not have a legal defense to the increase, then the landlord may serve a notice to pay rent or vacate once the new rent becomes effective and the new amount is not paid.

What If a Tenant Disagrees with the Amount of the Rent Increase?

A tenant may have a legal reason to not pay an increase in rent. These reasons are complicated and very fact specific. **If a tenant disagrees with a rent increase, it is important to contact the resources listed at the end of this information sheet and speak with a housing attorney.**

RESOURCES

City of Tacoma—Landlord-Tenant Services

The Program is focused on improving the quality of life for the residents of Tacoma by equipping landlords and tenants with the tools needed to sustain safe, healthy, equitable and crime free communities.

Landlord-Tenant Program
747 Market Street
Room 1044
Tacoma, WA 98402

Landlord-Tenant Intake Process:
Phone: 311 or 253- 591-5000
Online: [TacomaFIRST 311 - City of Tacoma](#)

Rental Housing Code-TMC 1.95
www.cityoftacoma.org/rentalhousingcode

TACOMAPROBONO Community Lawyers

Tacomaprobono provides low-income individuals with free legal advice on civil legal aid issues. If you need legal advice about a landlord-tenant problem (rental agreements, moving, deposits, repairs, eviction, etc.) or any other type of housing issue, call Tacomaprobono's Housing Justice Project at (253) 572-5134, or e-mail hjp@tacomaprobono.org for an online application link.

Starting in 2021, if you are going through the eviction process in Washington, and you have a net income of 200% of the federal poverty line or below, you qualify for free legal representation in court. It's your right—protected by law. You do not have to face your landlord alone.

Call the Eviction Defense line at 1-855-657-8387 or apply online at [Eviction Help | Northwest Justice Project \(nwjustice.org\)](#). Interpreters available.

CLEAR

If you reside outside of King County, the CLEAR Hotline provides telephone consultations with free attorneys for low-income persons and seniors. You can reach the [CLEAR Hotline](#) at 1-888-201-1014 on weekdays between 9:15 am and 12:15 pm. Seniors (age 60 and over) can also call CLEAR*Sr at 1-888-387-7111. If you are deaf or hard of hearing, please call the CLEAR intake line at 1-888-201-1014 using your preferred TTY or video relay service.

WASHINGTONLAWHELP.ORG

WashingtonLawHelp is an online guide to free civil legal aid information for Washington. This website provides legal education materials and tools that provides basic information on numerous legal problems, and in some cases, detailed instructions and forms to help represent yourself in court.

Moderate Means Program

The Moderate Means Program offers referrals to attorneys who offer reduced-fee services in family, housing, consumer, and unemployment law for people who are low-income but do not qualify for the other services above. **Apply Online** or call 855-741-6930.