



REMINDER

IMPORTANT NOTICE TO OWNERS REGARDING RENT INCREASES & LEASES

One of the new changes affecting owners in the Section 8 Rental Assistance Program involves written notification of proposed annual rent increases. Under new Federal Regulations, every owner must send a **Written Notice** to the Section 8 Agency and tenant requesting an annual rent increase.

To receive a rent increase, the written request must be received by our office and the tenant at least (60) days prior to the next annual anniversary date (Lease Renewal). All requests must be sent to Township of Montclair, Attn: Section 8 Program – 205 Claremont Avenue, Montclair, N.J. 07042.

Rent increases continue to be subject to our approval, including rent reasonableness, current HUD regulated payment standards, and owner and participant compliance with the terms of the Section 8 Housing Assistance Payments (HAP) Contract. Attached please see Form Letter that you may use for any requested Rent Increases.

Additionally, there are no “month-to-month” leases between Section 8 Rental and the program participants (Landlord/Tenant) only twelve (12) month Leases.

If you have any question, please contact me at 973-509-4959.

Sincerely,

Bruce M. Morgan
Housing Officer
Section 8 Housing

Section 8 Landlord-Requested Rent Increase

ATTENTION: Section 8 Rental Assistance Program Staff

I _____, am requesting an increase in the rent for
(landlord's name)

_____ who resides at _____
(tenant's name) (tenant's address)

This request is effective _____ in the amount of \$ _____
(insert lease renewal date)

This rent increase is warranted because:

Date: _____

Landlord's Signature

You must give the tenant a copy of this request

cc: _____
(insert tenant's name)