

Landlords: New tenancy rules on healthy homes

Recent law changes mean all landlords and property managers must include a healthy homes compliance statement in most new or renewed tenancy agreements.

The compliance statement outlines what work has been done to meet healthy homes standards, and what's left to do.

What the statement covers

The healthy homes standards aim to make New Zealand's rental properties warm and dry. The compliance statement shows the progress a landlord or property manager has made towards meeting standards on:

- insulation in ceilings and under floors
- heating that meets a minimum heating capacity
- ventilation, eg extractor fans in kitchens and bathrooms
- reducing moisture and improving drainage
- preventing draughts.

The statement doesn't mean you have to meet all of the compliance standards already. It's a report of progress so far. Not including the statement may risk a fine of up to \$500.

[Healthy homes standards\(external link\) \(https://www.tenancy.govt.nz/healthy-homes/\)](https://www.tenancy.govt.nz/healthy-homes/) — Tenancy Services

When it's needed

The statement must be attached to most new or renewed tenancy agreements signed on or after 1 December 2020. It may not be needed if the tenancy is fixed term and ends before July 2024.

Use this tool to check if your tenancy does or does not require the statement:

[Compliance statement tool\(external link\) \(https://www.tenancy.govt.nz/healthy-homes/compliance-statement/compliance-statement-tool/\)](https://www.tenancy.govt.nz/healthy-homes/compliance-statement/compliance-statement-tool/) — Tenancy Services

You can use this Tenancy Services compliance template and attach it to your tenancy agreements.

Then you know you're providing the right information in the right way.

[Compliance statement template\(external link\) \(https://www.tenancy.govt.nz/healthy-homes/compliance-statement/#compliance-statement\)](https://www.tenancy.govt.nz/healthy-homes/compliance-statement/#compliance-statement) — Tenancy Services

Key dates for landlords

From 12 August 2020: Rent increases limited to once every 12 months. Previously it was once every 180 days (six months).

From 11 February 2021: Several new law changes to the Residential Tenancies Act will take effect.

From 1 July 2021: All private rentals must comply with healthy homes standards within 90 days of any new or renewed tenancy.

From 1 July 2021: All boarding houses must comply with healthy homes standards.

From 1 July 2023: All houses rented by Kainga Ora (formerly Housing New Zealand) and registered Community Housing Providers must comply with healthy homes standards.

From 1 July 2024: All other private rentals must comply with healthy homes standards. This means fixed-term tenancies that have not renewed since 30 November 2020.

[Healthy homes standards compliance dates\(external link\) \(https://www.tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes/\)](https://www.tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes/) — Tenancy Services

[Residential Tenancies Amendment Act 2020\(external link\) \(https://www.tenancy.govt.nz/about-tenancy-services/news/residential-tenancies-amendment-act-2020-now-in-force/\)](https://www.tenancy.govt.nz/about-tenancy-services/news/residential-tenancies-amendment-act-2020-now-in-force/) — Tenancy Services

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