

New healthy homes standards for rental properties in New Zealand became law from 1 July 2019. The standards will play a significant role in improving the wellbeing of New Zealanders and their families.

What is the main information I need to know?

The healthy homes standards incorporate five aspects of a property, which all contribute to a warm and dry home:

Heating: All rental properties must have one or more fixed heaters, which can directly heat the main living room and meet a required heating capacity. Certain heating devices that are inefficient, unaffordable or unhealthy will not meet the requirements of this standard.



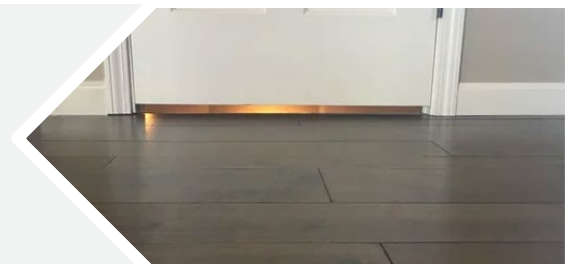
Insulation: Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019, where it is reasonably practicable to install. Underfloor insulation needs a minimum R-value* of 1.3. Existing ceiling insulation may need to be topped up or replaced if it is not in a reasonable condition, and in most situations, existing ceiling insulation needs to be at least 120mm thick. If ceiling insulation needs to be topped up, it needs to meet minimum R-values as set out in the 2008 Building Code.



Ventilation: All kitchens and bathrooms must have an extractor fan that ventilates externally. Rental properties must have at least one door or window (including skylights) that opens to the outside in all bedrooms, dining rooms, living rooms, lounges and kitchens.



Draught Stopping: Landlords must block any unreasonable gaps and holes in walls, ceilings, windows, floors and doors that cause noticeable draughts. Open fireplaces must be blocked.



Moisture Ingress & Drainage: Rental properties must have efficient drainage for the removal of storm water, surface water and ground water, including an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof. If the rental property has an enclosed subfloor, a ground moisture barrier must be installed if it is reasonably practicable to do so.



Important Dates:

From 1 July 2019 • Ceiling and underfloor insulation became compulsory in all rental homes where it is reasonably practicable to install.

From 1 December 2020 • Landlords must include a statement of their current level of compliance with the healthy homes standards in new or renewed tenancy agreement.

From 1 July 2021 • Private landlords must ensure their rental properties comply with the healthy homes standards within 90 days of any new, or renewed, tenancy.

From 1 July 2024 • All rental homes must comply with the healthy homes standards

<https://www.tenancy.govt.nz/healthy-homes/about-the-healthy-homes-standards/>