



HEALTHY HOMES

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.

The five standards are:



Heating



Ventilation



Drainage and moisture ingress



Insulation



Draught Stopping



Frequently asked questions

Does my property need to be compliant by 1st July 2021?

Yes, for every new tenancy commencing after this date. Or must be made compliant within 90 days of the tenancy commencing.

What if I already have a tenancy in place?

You have signed a statement declaring that you will comply by the final compliance date of 1st July 2024. If this existing tenancy ends, you will be required to make the property compliant within 90 days of a new tenancy commencing.

My tenants are on a periodic tenancy. When does my property need to comply by?

The final compliance date for a periodic tenancy is 1st July 2024, so long as the current tenants stay in place. If the current tenant vacates; the compliance date would be 90 days from any new tenancy commencing. As above.

How often will the property be assessed for compliance?

There is currently no validity timeframe for these assessments. We have been spot checked by tenancy services twice in the past six months. We have had a number of random audits where we had to provide proof we had supplied tenants with all the appropriate and compliant documentation. These audits will only increase after the 1st July 2021 deadline.

What if my property hasn't been assessed for Healthy Homes Compliance?

Gold Property Management strongly recommends that you consent to us engaging a professional contractor to have this carried out on your behalf as soon as possible. Having these comprehensive assessments on file, allows us to schedule compliance works ahead of time. Rather than scrambling to have this completed within 90 days and possibly at higher rates.

If I don't have a Healthy Homes assessment, can you still advertise the property?

Gold Property Management has instigated standards that require us to have a Healthy Homes Assessment (compliant or non-compliant) on file prior to advertising the property.

My newly built property failed the heating capacity requirement – why do I need additional heating?

The Residential Tenancies Act is different to the Building Code and there is a very specific 'heating tool' (www.tenancy.govt.nz/heating-tool) that calculates the required heating capacity for the living room. We acknowledge this often comes out above the building code, however we are governed by legislation requirements.

If you are building a brand new investment property or considering putting a heat source into an investment property, make sure your contractor is aware of the heating tool (linked above) and that they prescribe a compliant output capacity heat source.

I have existing insulation in my ceiling. Is this enough?

The minimum requirement for insulation in your ceiling is 120mm. Does your property meet this?

Am I at risk of being fined if my property is not compliant?

Yes. There is a \$500 fine for not completing a Healthy Homes compliance statement correctly and/or not including it with tenancy agreement.

The Tenancy Tribunal may also award exemplary damages, a financial penalty of up to \$4000 against the landlord for not meeting the standards.

For more details on the guidelines, you will find the official breakdown here from <https://www.tenancy.govt.nz/healthy-homes>

Got any questions?

Contact our friendly team.

P 03 352 6454

E gpm@harcourtsgold.co.nz

Harcourts gold