

Tenancy Services

New Pet Rules for Tenancies

From 1 December 2025

What's changing?

Tenants can keep pets if:

- › the tenancy agreement allows it, or
- › the landlord gives written consent.

How pet consent will work

If a tenant asks to keep a pet:

- › the landlord must respond within 21 days
- › the landlord must say yes, unless there are reasonable grounds to say no, such as:
 - the property isn't suitable (for example, no fencing, small space)
 - local rules or bylaws prohibit pets
 - the pet is dangerous, disruptive, or has a history of attacks
 - the tenant refuses reasonable conditions or has broken pet rules before.
- › consent can include reasonable conditions (for example, charging a pet bond, type or number of pets).



Pet bond and responsibility for damage

If pets are allowed, landlords can charge a pet bond:

- › up to 2 weeks' rent, in addition to the general bond (general bond can be up to 4 weeks' rent)
 - it must be clearly listed in the tenancy agreement
 - it must be lodged with Tenancy Services
 - if rent increases, the pet bond can be topped up, just like a general bond.

Tenants are fully responsible for any pet damage beyond fair wear and tear, even if the pet belongs to another tenant.

Damage includes anything resulting from keeping a pet, not just direct damage caused by the animal.

If multiple tenants live in the property, all may be held responsible for pet-related damage.

Disability Assist Dogs

Disability assist dogs are exempt from pet consent and pet bond rules.

No landlord permission or pet bond is required.

Pets allowed before 1 December 2025

If a pet was legally allowed in a rental before 1 December 2025, the new pet consent rules don't apply to it except for liability. This means

- › tenants do not have to ask their landlord again for consent to keep the pet
- › landlords can't charge a pet bond for these pets.

Tenants are still responsible for any damage the pet causes prior to this date and all pet related damage after that date.



Visit tenancy.govt.nz/pets
for more information.

