

Tenancy Services

New Pet Rules for Tenancies

Coming soon – likely late 2025

The new pet consent and pet bond rules can only be used on or after the date the laws come into effect. This date has not been decided yet, but it is likely to be later this year.

What's changing?

Tenants can keep pets if:

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

Existing pets already agreed to by landlords or not prohibited in the agreement are not affected.



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 is a max of 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.

**More information and guidance
will be available when the law takes effect**

Visit tenancy.govt.nz for updates.

