

Law changes for rental properties

1 July 2019

What you need to know about insulation requirements and healthy homes standards on 1 July 2019.

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1 July 2019 is an important date for landlords, property managers and tenants. The deadline for installing ceiling and underfloor insulation has now passed, and the healthy homes standards have become law.

Insulation is now compulsory in rental homes

All rental properties must now have ceiling and underfloor insulation installed – where it is reasonably practicable to do so. Tenants who think their property isn't insulated should talk to their landlords first. Our website has information about the next steps they can take.

[Exceptions to the insulation regulations \(http://www.tenancy.govt.nz/maintenance-and-inspections/insulation/insulation-grants/\)](http://www.tenancy.govt.nz/maintenance-and-inspections/insulation/insulation-grants/)

[Breaches of the Residential Tenancies Act \(http://www.tenancy.govt.nz/disputes/breaches-of-the-residential-tenancies-act/\)](http://www.tenancy.govt.nz/disputes/breaches-of-the-residential-tenancies-act/)

Healthy homes standards are now law

The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture and drainage, and draught stopping in rental properties. All private rentals must comply within 90 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2024.

All boarding houses must comply by 1 July 2021. All houses rented by Housing New Zealand and registered Community Housing Providers must comply by 1 July 2023.

While the first compliance date is two years away, there are some things landlords need to do from 1 July 2019:

- All new or renewed tenancy agreements must include a signed statement that the landlord will comply with the healthy homes standards.
- Landlords must keep relevant documents as evidence of compliance with the healthy homes standards.
- Landlords can give a minimum of 24 hours' notice to access their rental properties for the purpose of complying with the healthy homes standards.

[More information on the healthy homes standards is now available \(http://www.tenancy.govt.nz/healthy-homes/\).](http://www.tenancy.govt.nz/healthy-homes/)