

Time is running out for landlords to meet insulation requirements

13 December 2018

Landlords may be leaving it too late to insulate their rentals in time for the 1 July 2019 deadline according to a report released by MBIE today.

Landlords may be leaving it too late to insulate their rentals in time for the 1 July 2019 deadline according to a report released by MBIE today.

The Residential Tenancies Act (RTA) monitoring report indicates that although most landlords are aware of their responsibilities, many have not yet brought their rental properties up to standard. As of March 2018, an estimated 67 per cent of private rental properties met the standard, an increase of just 7 per cent since July 2016.

This report suggested that between 126,000 and 220,000 homes still required compliant insulation as at March 2018.

Under changes to the RTA made in 2016, all rental properties must have ceiling and underfloor insulation installed, wherever possible, to meet the required standard.

Tenancy Services has been working hard to inform landlords and tenants about the requirements since 2016.

“We are fast approaching the 1 July 2019 deadline, and time is running out for landlords to make their rental properties compliant,” Housing and Tenancy Services General Manager Steve Watson says.

“Industry organisations are telling us that there are more properties needing insulation than can be put in by qualified installers in the time still available.”

From 1 July 2019, MBIE’s Tenancy Compliance and Investigation Team will be focusing on compliance and enforcement of insulation requirements. There will be consequences for landlords who fail to comply in time, with exemplary damages of up to \$4,000 per property.

“Landlords need to know they can’t afford to leave insulation until the last minute. If they don’t book the work in now, they could miss out altogether, and that will cost them,” says Mr Watson.

- [Read the RTA monitoring report \(https://www.mbie.govt.nz/building-and-energy/tenancy-and-housing/evaluation-of-2016-changes-to-the-residential-tenancies-act/\)](https://www.mbie.govt.nz/building-and-energy/tenancy-and-housing/evaluation-of-2016-changes-to-the-residential-tenancies-act/)
- [Find out more about installing insulation and possible exceptions \(http://www.tenancy.govt.nz/insulationdeadline/\)](http://www.tenancy.govt.nz/insulationdeadline/)