

Insulation

Warmer rental homes are healthier for tenants. Good quality insulation helps keep the heat in during winter and out during summer.

Insulation statements are compulsory on all tenancy agreements signed since 1 July 2016. The landlord must disclose whether there is insulation in the rental home, where it is, what type and what condition it is in, so tenants can make an informed decision.

Ceiling and underfloor insulation will be compulsory in all rental homes from **1 July 2019** where it is reasonably practicable to install. It must comply with the regulations and be safely installed.

A landlord who fails to comply with the regulations is committing an unlawful act and may be liable for a penalty of up to \$4,000.

Safety warning

The installation or repair of electrically-conductive insulation, known as foil insulation, is banned in all residences including rental homes. Anyone who breaches the ban commits an offence and may be liable to a penalty of up to \$200,000.



Do not touch foil insulation without turning off the power at the mains first as there is an electrocution risk. If you have any doubts, contact a qualified electrician. If you choose to remove foil insulation, hire a qualified professional.

Anyone who inspects foil insulation even after turning off the power at the mains must proceed with caution as in some instances the foil may still be live.

[Insulation safety \(http://mbie3.cwp.govt.nz/maintenance-and-inspections/insulation/insulation-safety/\)](http://mbie3.cwp.govt.nz/maintenance-and-inspections/insulation/insulation-safety/) has more about meeting the safety requirements and tips on how to check your insulation.

If there's a problem

Tenants who have any concerns about insulation should talk to their landlord as a first step. If the tenant and landlord cannot resolve an issue themselves, there is a disputes resolution process.

[Disputes \(http://mbie3.cwp.govt.nz/disputes/\)](http://mbie3.cwp.govt.nz/disputes/) has more about how to resolve problems with a tenancy.

The Tenancy Tribunal can order a landlord to do work to comply with insulation regulations.

[Read about Work Orders \(http://mbie3.cwp.govt.nz/disputes/tribunal/decisions-the-tribunal-can-make/\)](http://mbie3.cwp.govt.nz/disputes/tribunal/decisions-the-tribunal-can-make/) (Orders by the Tribunal to get work done).