

Insulation

Insulation Statements are now compulsory with all new tenancy agreements. Insulation will be compulsory in all rental homes from 1 July 2019.

Ceiling and underfloor insulation will be compulsory in all rental homes from 1 July 2019.

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

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

Landlords may be eligible for help from their local council. A number of councils allow homeowners to add the cost of insulation to their rates and pay it back over about nine years.

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

How to assess your existing insulation

Landlords must make all reasonable efforts to find out what insulation is in their rental property. This includes physically looking, engaging a professional to do an assessment, or checking the council building file.

If you're not sure of the location, type and condition of the insulation, seek advice from a professional insulation installer.

Ask for written information to support the insulation statement. Some companies may do this at no cost or there may be a small charge.

They will also be able to advise and give you a quote if the insulation needs work to meet the regulations that come into force on 1 July 2019.

Consulting a professional early means you will avoid a last-minute rush – landlords who do not have the right insulation installed by 1 July 2019 may face a penalty of up to \$4,000.

- [Further guidance on assessing existing insulation \[PDF, 490 KB\]](#)

<https://www.tenancy.govt.nz/assets/Forms-templates/insulation-statement.pdf>

- [Checking your insulation safely \(https://www.tenancy.govt.nz/maintenance-and-inspections/insulation/insulation-safety/\)](https://www.tenancy.govt.nz/maintenance-and-inspections/insulation/insulation-safety/)
- Choose an installer at [Insulation Association of New Zealand \(https://www.iaonz.co.nz/\)](https://www.iaonz.co.nz/)
- Choose an installer at [EECA Energywise \(https://www.energywise.govt.nz/funding-and-support/insulation-installers/\)](https://www.energywise.govt.nz/funding-and-support/insulation-installers/)

Insulation statements

Insulation statements must be included in all new tenancy agreements. Landlords 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.

Completing our insulation statement template will meet all the requirements for insulation disclosure under the Residential Tenancies Act.

A landlord who does not make a complete insulation statement or includes anything they know to be false or misleading is committing an unlawful act and may be liable for a penalty of up to \$500.

Landlords of income-related tenancies are already legally required to provide ceiling and underfloor insulation that meets minimum standards unless they meet an exception. They can also complete our insulation statement template.

- [Insulation statement template \[PDF, 490 KB\] \(https://www.tenancy.govt.nz/assets/Forms-templates/insulation-statement.pdf\)](https://www.tenancy.govt.nz/assets/Forms-templates/insulation-statement.pdf)