

HEALTHY HOMES STANDARDS FACTSHEET

New minimum healthy homes standards for rental properties in New Zealand became law on 1 July 2019.

The healthy homes standards were announced in February 2019. The final standards are available to view on the [New Zealand legislation website](#) and became law on 1 July 2019.

Why the healthy homes standards are important

Nearly 600,000 households rent in New Zealand, and New Zealand based research tells us that our rental stock is poorer quality than owner occupied homes. Research shows a link between cold, damp and mouldy homes and negative health outcomes, particularly for illnesses such as asthma and cardiovascular conditions.

By improving the quality of rental homes, New Zealanders who rent will experience improved health, as well as lower medical costs and lower levels of hospitalisations. Warmer drier homes are also less likely to have issues with mould or mildew damage, better protecting a landlord's investment.

What do I need to know?

Standard	
Heating	<ul style="list-style-type: none"> The main living room must have a fixed heating device that can heat the room to at least 18°C. The new regulations clarify the requirements for heating devices – some will not meet the requirements under the heating standard as they are inefficient, unaffordable or unhealthy. A heating assessment tool will be provided by July this year, which will assist with determining the heating capacity required for individual rooms.
Insulation	<ul style="list-style-type: none"> The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm and be in reasonable condition with no dampness, damage or displacement. The new regulations also specify where insulation exemption applies.
Ventilation	<ul style="list-style-type: none"> Ventilation must include openable windows in each habitable space. The windows must comprise at least 5% of the floor area of that space. An appropriately sized extraction fan or rangehood must be installed in rooms with a bath or shower or indoor cooktop.
Moisture ingress and drainage	<ul style="list-style-type: none"> The standards reinforce existing law that says landlords must have adequate drainage and guttering. If a rental property has an enclosed subfloor space, it must have an on-ground moisture barrier, which will stop moisture rising into the home.
Draught stopping	<ul style="list-style-type: none"> Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be blocked. This includes all unused open fireplaces and chimneys.

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What do I need to do first?

When	Action
1 July 2019	<ul style="list-style-type: none"> • Ceiling and underfloor insulation will be compulsory in all rental homes where it is reasonably practicable to install. • Landlords must include a statement of intent to comply with the healthy homes standards in any new or renewed tenancy agreement. • Landlords must begin keeping records that demonstrate compliance with any healthy homes standards that apply or will apply during the tenancy.
1 December 2020	<ul style="list-style-type: none"> • Landlords must include a statement of their current level of compliance with the healthy homes standards in any new or renewed tenancy agreement.
1 July 2021	<ul style="list-style-type: none"> • Private landlords must ensure their rental properties comply with the healthy homes standards within 90 days of any new, or renewed tenancy • All boarding houses (except Kāinga Ora and Community Housing Provider boarding house tenancies) must comply with the healthy homes standards.
1 July 2023	<ul style="list-style-type: none"> • All Kāinga Ora and registered Community Housing Provider rentals must comply with the healthy homes standards
1 July 2024	<ul style="list-style-type: none"> • All rental homes must comply with the healthy homes standards

How do I find out more?

To keep up to date with important information regarding legislation changes that affect landlords and tenants, including the healthy homes standards you can:

- [Sign up to the Tenancy Matters e-newsletter](#)
- [Follow Tenancy Services on Facebook.](#)
- [Visit the Ministry of Housing and Urban Development website](#)
- Visit the Tenancy Services website

What if I still have questions?

If you have a question relating to the healthy homes standards that you cannot find an answer to, you can contact Tenancy Services at info@tenancy.govt.nz. Tenancy Services can provide clarification around tenancy rules and laws.