

Changes to the Healthy Homes Standards are coming into effect in the coming months. Here's what you need to know.

From **1st December 2020** landlords must include a compliance statement with new or renewed tenancies which outlines how the property complies with the Healthy Homes Standards.

A sample compliance statement can be found here: <https://www.tenancy.govt.nz/assets/Forms-templates/compliance-statement.pdf>

Landlords are responsible to ensure their properties are up to Healthy Homes standards in five core aspects, namely: heating, insulation, ventilation, moisture ingress and drainage, and draught stopping.

Heating – All rental properties require one or more fixed heating sources which can efficiently maintain the temperature in the living area to a minimum standard (the WHO recommends 18°C).

Insulation – floor and ceiling insulation will be mandatory where practicable. Underfloor insulation needs a minimum R-value of 1.3. Ceiling insulation needs to be at least 120mm thick and/or be in good condition and to the R-value established in the 2008 Building Code (varies by region).

Ventilation – All bedrooms, dining rooms, living rooms, lounges, and kitchens must have one or more external, openable windows or doors which accumulatively have a total area of 5% of the room's floorplan. Extractor fans are also required in kitchens and bathrooms.

Moisture ingress and drainage – landlords should ensure all properties' roofs have a functioning drainage system which includes gutters, downpipes, and drains. Properties should also have systems (which include an appropriate outfall) for the efficient removal of storm water, ground water, and surface water

If the rental property has an enclosed subfloor, a ground moisture barrier must be included if it is practicable to do so.

Draught stopping – Landlords must block any "unreasonable gaps and holes" in walls, ceiling, windows, doors, and floors that cause noticeable draughts. Open fireplaces must be blocked unless tenant and landlord have come to an alternative agreement.

From **1 July 2021** all private rentals (within 90 days of a new or renewed tenancy) and boarding houses (except Kainga Ora and Registered CHP owned boarding houses) must comply with Healthy Homes standards.

From **1 July 2023** all Kainga Ora and Registered CHP tenancies must comply with the Healthy Homes standards

From **1 July 2024** all rental properties in Aotearoa New Zealand should comply with the Healthy Homes standards.

For more detailed information, check out the tenancies website to ensure you are complying with the Healthy Home Standards: <https://www.tenancy.govt.nz/healthy-homes/about-the-healthy-homes-standards/>

Additionally, here is useful leaflet which summarizes the Healthy Homes standards: <https://www.raisethestandard.nz/assets/Raise-the-Standard/healthy-homes-standards-leaflet.pdf>