



HEALTHY HOMES STANDARDS

Key Requirements for Landlords

As a landlord, you must ensure your rental property meets the Healthy Homes Standards. Here's a simplified overview of what's required under current regulations:

Heating <ul style="list-style-type: none">• The main living area must have a fixed heater capable of heating the room to 18°C on the coldest days.• The heater must be energy-efficient, affordable, and healthy, with a minimum output of 1.5kW.• Fixed electric heaters (excluding heat pumps) must not exceed 2.4kW and must have a thermostat.• Open fires and portable heaters are not compliant.• Use the Tenancy Services online tool to calculate the right heating capacity for your space.• Heaters installed before July 2019 may meet the standard if they provide at least 80% of the required output.	Ventilation <ul style="list-style-type: none">• All habitable rooms (bedrooms, lounges, dining rooms, kitchens) must have opening windows or doors to the outside.• Kitchens and bathrooms must have externally vented extractor fans.• Existing fans installed before 1 July 2019 do not need to be upgraded if they still work and vent externally.• Positive pressure or recirculating ventilation systems (e.g. HRVs) do not meet the standard.• Kitchen extractors do not need to be a rangehood, but must extract to the outside.
Insulation <ul style="list-style-type: none">• Properties in Zone 3 (including much of the South Island) must meet or exceed the 2008 Building Code.• Ceiling insulation must be at least 120mm thick or have an R-value of R3.3.• Underfloor insulation must have a minimum R-value of R1.3.• Insulation must be in good condition — no gaps, dampness, or damage.	Draught Stopping <ul style="list-style-type: none">• Landlords must block any unreasonable gaps or holes in walls, floors, windows, or doors that cause noticeable draughts.• Open fireplaces must be blocked off unless both landlord and tenant agree the fireplace will be used.• Ensure extractors are installed before fully sealing a property to maintain airflow where needed.
Moisture Ingress & Drainage <p>- You must have:</p> <ol style="list-style-type: none">1. Efficient drainage systems for stormwater and surface water.2. Gutters, downpipes, and drains to channel water away from the house.3. A ground moisture barrier if the subfloor area is enclosed.	Find out more, Visit <ul style="list-style-type: none">• New Zealand Legislation www.legislation.govt.nz,• Ministry of Housing and Urban Development www.hud.govt.nz, or• Tenancy Services www.tenancy.govt.nz <div> Tenancy Services Warmer, drier, safer homes</div> <div> Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development</div>

Healthy Homes Legislation 2019 and Healthy Homes Admendment Regulations 2022

These standards are designed to ensure that the New Zealand housing stock is improved in quality to become warmer, drier homes.



Requirements

Landlord must keep records that demonstrate compliance with any Healthy Homes Standards that apply. *Acceptable evidence of compliance each type of Healthy Homes includes;*

- A registered and independent Healthy Homes assessment*
- Code of compliance certificate
- Record of calculations from tenancy heating calculation tool or a report from a specialist heating installer
- Records of invoices from builders or tradespeople
- Photographic evidence on site including labels on product specification
- Records of work from building practitioner or independently qualified persons
- Professional evaluation from a licensed building practitioner, independent qualified person or relevant professional
- Building Warrant of Fitness or Compliance Schedule
- LIM or Building Report

Records are to be provided to Tenancy Compliance or Tenancy Tribunal within **10 days** of the request.

Compliance Statement & Deadlines

- Landlords must include a Healthy Homes Compliance Statement in any new, renewed, or amended tenancy agreement.
- An independent assessment is required before we can market the property for rental.
- From **1 July 2025**: All rental homes must comply with the Healthy Homes Standards.
- Non-compliance can result in financial penalties, with the Tenancy Tribunal able to award fines of up to **\$7,200** per breach.

For detailed information visit the following websites New Zealand Legislation www.legislation.govt.nz, Ministry of Housing and Urban Development www.hud.govt.nz, or Tenancy Services www.tenancy.govt.nz

Nelson & Atawhai Areas 546 9290
Stoke & Tāhunanui 547 2476
Richmond & Waimea 544 2900

Motueka & Moutere 528 4001
Blenheim 578 3366
Picton & Surrounds 573 6166

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