

# METHAMPHETAMINE FACTSHEET

## Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026

*In force from 16 April 2026*

### Thresholds

- 15  $\mu\text{g}/100\text{cm}^2$  – contamination threshold; affected areas must be decontaminated to at or below this level
- 30  $\mu\text{g}/100\text{cm}^2$  – uninhabitable threshold (unless only a remote/inconsequential area is affected)
- Assessed room by room — one room can trigger action without affecting the whole property

### Testing

- Anyone can do a screening assessment, but only approved methods count: individual sampling, laboratory composite testing, or validated screening kits used per NZS 8510:2017 as modified. Field composite tests and unvalidated kits are not approved.
- Detailed testing by a qualified professional is required as soon as practicable if: Police or council notify the landlord that meth manufacture has or likely has occurred, or a valid screening test shows contamination above 15.
- The tester and decontaminator must be different people.

### Notice & disclosure

- 48 hours' notice required before entering to test during a tenancy
- 7 days to provide test results to tenants in writing
- Breaches can attract exemplary damages up to \$7,200, and in some cases pecuniary penalties up to \$50,000

### Decontamination process

- Landlords can decontaminate themselves or use a professional, but must follow the regulations and NZS 8510:2017 as modified
- Landlord-supplied soft furnishings that are staying must be HEPA vacuumed and steam cleaned if cleanable
- A qualified professional must retest after decontamination; if still above 15, repeat until compliant

### Ending the tenancy

- Above 30 (no fault): landlord can give 7 days' notice; tenant can give 2 days' notice
- Remote/inconsequential area only: tenancy continues, but rent must reduce to reflect loss of access; either party can apply to the Tribunal

### Disclosure below 15

Only needs to be disclosed if asked, or when providing a baseline between tenancies.

### Abandoned goods

Testing, decontamination, and retesting costs must be factored into the decision to store goods. If goods are worth less than those costs or can't reasonably be stored and treated, they may be disposed of — keep good records.

If meth is suspected, document the concern, use an approved screening method, give the correct notice, disclose results to the tenant within 7 days, and arrange detailed testing promptly if the trigger threshold is met.

## Methamphetamine Regulations – Quick Reference

Topic	Rule/Threshold	Practical Meaning
Contamination	>15 $\mu\text{g}/100\text{cm}^2$	Must be decontaminated
Uninhabitable	>30 $\mu\text{g}/100\text{cm}^2$	Property not safe to live in
Assessment	Room-by-room	Only affected areas require action
Testing Trigger	Police/council OR >15	Professional testing required
Notice to Enter	48 hours	Required before testing
Results to Tenant	Within 7 days	Must be in writing
Penalties	\$7,200 / \$50,000	Serious consequences for breaches
Decontamination	$\leq 15$ required	Retest until compliant
Soft Furnishings	HEPA + steam clean	If retained
Tenancy Ending	>30 threshold	7 days (LL) / 2 days (tenant)
Partial Impact	Rent reduction	If only minor area affected
Abandoned Goods	Cost vs value	Dispose if uneconomical