



Healthy Homes Factsheet

Healthy Homes Legislation 2019 and Healthy Homes Amendment Regulations 2022

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

Key points of the legislation:

- **Heating:** The main living room in each dwelling must have a fixed heating device that can heat the room to a minimum of 18°C on the coldest days. The heating devices must be efficient, affordable and healthy. Fixed electric heaters must be a minimum of 1.5KW and a maximum of 2.4KW and have a thermostat (this excludes heat pumps). Tenancy Services have an online tool to calculate the kilowatt figure needed against the room dimensions and other variables (open fires are not classed as efficient heat sources). Heating installed prior to July 2019 can be 80% of the required capacity.
- **Insulation:** The minimum level of ceiling and underfloor insulation for zone 3 must meet the 2008 building code. Ceiling blanket to have a minimum thickness of 120mm or R3.3 rating. Underfloor R1.3 rating. Insulation must be in reasonable condition with no dampness, damage or displacement. Until these standards come in force, insulation fitted prior to 1 July 2016 minimum compliance is R1.9 ceiling and R0.9 underfloor under the Residential Tenancies Amendment Act. **See included key timelines.**
- **Ventilation:** Habitable spaces (bedroom, kitchens, living rooms, dining rooms etc.) must have opening windows or doors that open to the outside. Bathrooms, shower rooms and kitchens must also have extractor fans.
 - Existing extractor fans fitted prior to 1 July 2019 do not need to be upgraded under this legislation provided they vent externally.
 - Positive pressure ventilation systems do not meet the standards
 - Kitchen extractor fans do not need to be a 'Rangehood'.
- **Draught Stopping:** The requirement is that landlords stop any unreasonable gaps or holes in walls, windows, floors and doors that cause noticeable draughts. As part of this requirement, landlords will have to block open fire chimneys unless the landlord and the tenant agree that the fire is available for use. It is advisable to ensure that extractors are fitted before sealing up a property.

- **Moisture ingress and drainage: 3 minimum requirements**

- Efficient drainage for stormwater, surface and ground water
- Gutters, downpipes and drains are in place to keep water away from the dwelling
- A ground moisture barrier if the subfloor cavity is enclosed

Key timelines and dates (for private residential tenancies)

- Landlords must include a statement in any new or renewed tenancy as to the level of compliance to the Healthy Homes Standards and within 90 days of any new, renewed or amended tenancy, properties must comply with the Healthy Homes Standards. See note 1.
- **1 July 2024:** All rental homes must comply with the Healthy Homes Standards.

Records:

Landlords must keep records that demonstrate compliance with any Healthy Homes Standards that apply.

Acceptable evidence of compliance each type of Healthy Homes requirement includes;

- An independent Healthy Homes assessment
- Code of compliance certificate
- Record of calculations from the tenancy services 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 unit or Tenancy Tribunal within 10 days of the request.

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

Note 1.

Under the 2022 amendment regulations properties built to the 2008 building code, some apartments and properties that meet the 2009 insulation and glazing standards have from 12 May 2022 until 12 February 2023 to comply with the Healthy Homes Standards for new or renewed tenancies.