

# What does ongoing rental compliance look like in 2025 and beyond?

Your quick guide to the regulations



**HEALTHY HOMES**  
NEW ZEALAND

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## Maintaining Healthy Homes Compliance

**As the Healthy Homes deadline has now passed, there is a greater focus on what landlords and property management companies should be doing to ensure properties remain compliant at all times.**

Compliance with the regulations is now more closely monitored than ever before with the establishment of The Tenancy Compliance and Investigation Team.

With each new or renewed tenancy landlords are required to provide an updated Healthy Homes Compliance Statement. At the bottom of the statement is a declaration that is signed by the landlord or Property Manager stating that the information contained within the Statement is "true and correct at the time of signing". Failure to provide a true and correct statement is a breach of the Residential Tenancies Act and is considered an unlawful act which can result in a fine of up to \$900 through either the Tenancy Tribunal or Tenancy Compliance and Investigation Department.

MBIE state that during regular inspections and at the end of the tenancy landlords need to:

- Check that the heater and ventilation system are in good working order. This could include checking its fixtures and fittings and replacing any filters.
- Check the insulation is still in good condition (for example, there are no gaps) and continues to meet the standard.
- Check the gutters, downpipes, drains are still doing the job.
- If the property has an enclosed subfloor, check the ground moisture barrier is still in good condition.
- Ask the tenants if they've noticed any new draughts in the rental.
- Check any seals, sealant or blockages that need to be maintained to ensure they prevent any draughts coming in or out of the property.

### Healthy Homes Check Up - \$129+GST\*

As Tenancy Tribunal case law develops, the industry is developing a best practice recommendation for reassessments. Current recommendations suggest evidence to support a compliance statement (for example a Healthy Home Assessment) will be questioned if it is more than 2-3 years old. The length of time you're comfortable using an existing assessment as the sole evidence of compliance will depend on your own appetite for risk. Whatever your appetite, there will come a point when the initial report conducted will need updating.

Our reassessment services help ensure you meet your ongoing responsibility of monitoring and managing the continued compliance for your property and is designed to be used as evidence should you be required to provide it.

**\* This price is applicable if Healthy Homes New Zealand has completed a full Healthy Home Assessment previously, or if the client provides a copy of heating calculation completed by another party.**



Updated photographic evidence of compliance



Updated compliance statement between each tenancy - mitigate the risk of signing a false statement



Ensure continued high performance of property

## How can we keep compliance costs down?

### Introducing the Healthy Homes Compliance Bundle - \$139+GST

Our Annual Healthy Homes Compliance Bundle is a service which provides all your favourite aspects of smoke alarm servicing plans, including unlimited call outs for faults and between tenancy checks\*, but also adds an annual Healthy Homes Check Up . This means you'll have updated evidence of healthy homes compliance and a new Compliance Statement available every year.

Better still, it's cheaper than having a standalone smoke alarm plan and doing a Healthy Homes check every 3 years. See the full cost comparison below:

*\*Between tenancy checks apply if the previous assessment/service is more than 3 months old*

### Plan your services in a way that suits you

	Annual Healthy Homes Compliance Bundle - A combined smoke alarm servicing plan** and Healthy Homes check up	Annual Smoke Alarm servicing and add a Healthy Homes check every 3 years
Year 1 Cost	\$139+GST (Smoke alarm servicing and updated Healthy Homes report/compliance statement at least once per annum)	\$99+GST (Smoke Alarm Service only, any new Healthy Homes compliance statements will rely on existing Healthy Homes report)
Year 2 Cost	\$139+GST (Smoke alarm servicing and updated Healthy Homes report/compliance statement at least once per annum)	\$99+GST (Smoke Alarm Service only, any new Healthy Homes compliance statements will rely on existing Healthy Homes report)
Year 3 Cost	\$139+GST (Smoke alarm servicing and updated Healthy Homes report/compliance statement at least once per annum)	\$99 + \$129 +GST (Smoke Alarm Service & Healthy Homes Check Up)
Total Cost Over 3 years	\$417+GST	\$426+GST

*\*\*Clients select either the Unlimited or Standard Smoke Alarm Servicing Plans and the associated timeframes apply*

We recommend our **Annual Healthy Homes Compliance Bundle** as the easiest way to mitigate your risk of signing false or misleading Healthy Homes Compliance Statement and avoid fines of up to \$900.

Want to know more or make a booking? Our team love to chat, give us a call on **0800 34 34 33** or email **info@healthyhomesnz.co.nz**

# Smoke Alarm Compliance

Keeping track of working smoke alarms has been a legal requirement for property managers and landlords since 2016. The regulation requires qualifying smoke alarms to be installed within 3 metres of each bedroom door, or in every room where a person sleeps and in each level or storey of a multi-storey or multi-level home.

## Unlimited Smoke Alarm Service Plan - \$99+GST per annum (2 year commitment)

To ensure ongoing compliance our annual smoke alarm service includes unlimited callouts, **unlimited smoke alarm installs** required for compliance, replacement of damaged or expired alarms\* along with a full report and certificate.

Note: This service plan is for a minimum of 2 years and covers battery operated alarms only.



Unlimited alarm replacement and installation\*



Annual check of property's smoke alarms



Unlimited revisits for faulty or broken alarms\*

*\*Does not include alarms damaged or removed by occupants of the property*

## Alternate Service Options:

### Standard Smoke Alarm Service Plan

This plan is valid for 12 months and includes unlimited call outs but does not include free alarm installation.

\$99+GST

Any alarms required are an additional \$39+GST

### One off Service

This service is for a one off visit and does not include free alarm installation. Any alarms required are an additional \$39+GST

109+GST

## Compare the options

	One off Service	Standard Service Plan	Unlimited Service Plan
Customer Portal Access	✓	✓	✓
Palace Integration	✓	✓	✓
Free Battery Installation	✓	✓	✓
Unlimited Call Outs	×	✓	✓
Free Alarm Installation	×	×	✓