What does ongoing rental compliance look like in 2026 and beyond?



HEALTHY HOMES
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Navigating the ongoing compliance requirement for residential investment properties

The strategies landlords and Property Managers implement to ensure ongoing, active monitoring of compliance with all aspects of the Residential Tenancies Act is now more important than ever before.

The establishment of the Tenancy Compliance and Investigation Team (TCIT) at MBIE means all properties now have the potential to be selected for an audit and if the property is found to be non-compliant then significant fines are possible.

There is no set timeframe to definitively say how long Healthy Home Assessment data can be relied on as evidence of compliance. But, responsibility does lie with the Property Manager and landlord to ensure the compliance of a property is monitored and information within a Compliance Statement is correct as of the date it is signed. Failure to provide a true and correct statement is a breach of the Residential Tenancies Act which can result in a fine of up to $900.

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.

Every landlord and/or Property Manager needs to consider how the compliance of each property is to be monitored. This decision will include weighing up your own appetite for risk when it comes to the continued use of older assessment data.

At Healthy Homes New Zealand we have been working with property management companies, MBIE, HUD, TCIT and other industry experts to find solutions that will allow you to manage your compliance risks in 2026 and into the future.

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Annual Smoke Alarm & Healthy Homes Compliance Bundle - $139+GST*

Our Annual Healthy Homes Compliance Bundle is the ultimate service to ensure properties are kept compliant. The service provides all the traditional aspects of smoke alarm servicing plan, with the addition of an annual Healthy Homes assessment. This means you'll have updated evidence of healthy homes compliance and a new Compliance Statement available every year.



Annual Healthy Home Assessment with updated evidence of compliance



Updated 13a Current Level of Compliance Statement



Ensures the property remains compliant with going evidence



Unlimited smoke alarm replacement and installation**



Annual check of property's smoke alarms & between tenancy checks***



Unlimited revisits for faulty or broken alarms**

One off Healthy Homes Recheck - 129+GST*

If you don't want the bells and whistles of a smoke alarm plan, or you have a higher appetite for risk and are looking for Healthy Home rechecks with a longer timeframe between them, or just looking for a recheck at the end of each tenancy, then our one off recheck is a cost effective way to go.

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) may 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.

** 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.*
*** Additional costs may be incurred for intentional damage or alarms removed by occupants.*
**** Between tenancy checks are performed if the previous smoke alarm assessment is more than 3 months old*

Smoke Alarm Servicing Plan - $99+GST per annum

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 on each level or storey of a multi-storey or multi-level home.

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 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*

Key features of all Healthy Homes New Zealand services

- Palace Software connection via API
- Custom CRM software designed to keep you informed of updates every step of the way
- Friendly and knowledgeable team
- Customer portal where you can track jobs, maintain compliance and visualise your current risk
- Free report and compliance statement updates once work is completed by using our customer portal

Want to know more or make a booking?
Our team love to chat, give us a call on
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