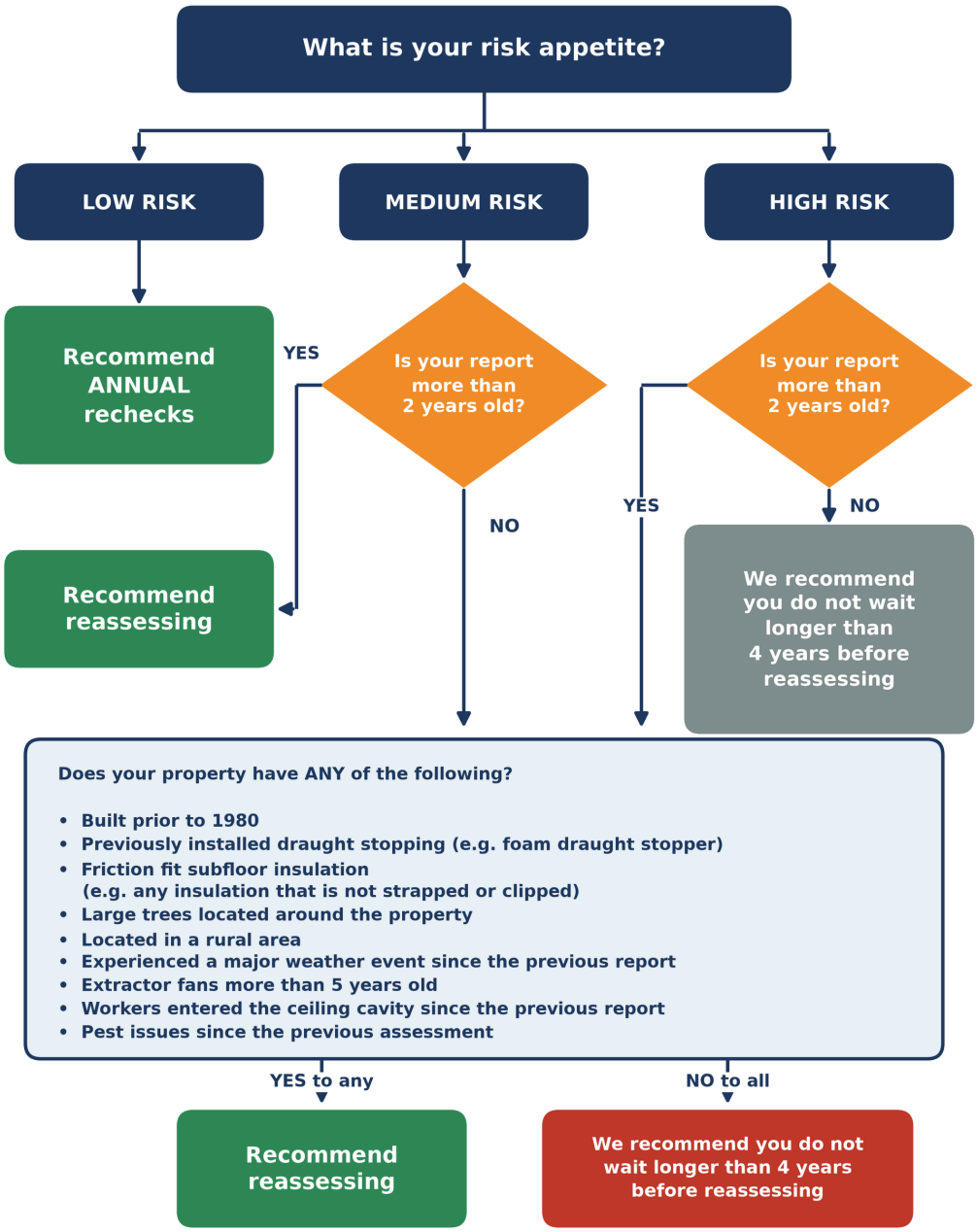
HEALTHY HOMES NEW ZEALAND

Reassessment Decision Guide



This guide is general information only. It is not a Healthy Homes Standards compliance assessment or legal advice, and its recommendations are guidance, not statutory requirements. Landlords remain responsible for meeting their legal obligations. To the extent permitted by law, Healthy Homes New Zealand accepts no liability for decisions made in reliance on this guide.

HEALTHY HOMES NEW ZEALAND

Why does ongoing compliance matter?

A landlord's guide to avoiding the Tenancy Tribunal

Meeting the Healthy Homes Standards is not a 'one and done' tick off the list. Every rental property is required to be compliant at all times, and ensuring you're meeting your requirements will help you avoid potentially large penalties through the Tenancy Tribunal.

What's the risk?

1. Issuing a "False of Misleading Statement" can generate a $900 fine

Under Schedule 1A of the RTA, signing a compliance statement based on an outdated physical check is considered providing **false or misleading information**. This carries a penalty of up to **$900**, even for unintentional errors.

2. Wear and tear causing non compliance can generate a fine of up to $7,200 per standard

Insulation settles, ground moisture barriers tear, gutters get blocked and extractor fans fail. A 4-year-old report cannot account for these changes, leaving you open to the **$7,200 per-standard fine**.

Recent Precedent (March 2026 - NZTT 5404989):

The Tribunal recently awarded a tenant **$2,172.50** because a landlord relied on a 2021 report that didn't show blocked gutters and window draughts in 2025. The Adjudicator ruled: *"A landlord does not avoid non-compliance because a failure... was not easily observable."*

If your report and evidence is more than two years old, your compliance statement may be a legal "ticking time bomb."

Need Assistance? Call our team on 0800 34 34 33 or email info@healthyhomesnz.co.nz