

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement is for landlords who can attach it to their own tenancy agreement.

From 1 December 2020, this statement must be included in most new or renewed tenancy agreements. It isn't required if the tenancy is for a fixed term, when the fixed term tenancy ends before the relevant healthy homes compliance date.

The information that landlords must include is outlined in regulations 34-39 of the **Residential Tenancies (Healthy Homes Standards) Regulations 2019**.

Landlords must either complete this form or attach a signed statement that contains the same information.

Completing this form does not negate the requirement since 1 July 2019 to include a statement in new, renewed or varied tenancy agreements that confirms landlords will or already do comply with the healthy homes standards as required by either section 45(1)(bb) – residential tenancies, or section 66(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).¹ It is necessary to provide both, separately signed, statements.²

■ Address of tenancy:

If properly completed this form meets the requirements for the landlord to provide a written signed statement containing certain information as required under sections 13A(1A), 13A(1C) and 13A(1CA) or 13A(1CB) of the Act. If you have the information, you must include it in this statement. If the information does not exist yet or otherwise cannot be provided by the landlord, and this statement is completed before the healthy homes compliance date for the tenancy, the landlord can state in the sections provided on this statement that compliance isn't required until the healthy homes compliance date.

Information on when you need to comply with healthy homes requirements can be found at:
tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

The healthy homes compliance date for this tenancy is:

D	D	M	M	Y	Y	Y	Y
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¹ <http://legislation.govt.nz/regulation/public/2019/0088/latest/LMS147044.html>

² See tenancy.govt.nz/starting-a-tenancy/tenancy-agreements/required-statements-for-tenancy-agreements/ for information on required statements for tenancy agreements.



General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards³.

If one of the general exemptions below applies to your tenancy, state here and include a brief description of why this exemption applies. If an exemption applies across all the standards, you do not need to complete the sections that relate to each standard.

- › ☐ The tenant is the immediate former owner of the property and the tenancy started immediately after the landlord acquired the property from the tenant. *This exemption will only apply for 12 months from the tenancy start date.*

Include a brief description of the circumstances giving rise to this exemption:

- › ☐ The landlord intends to demolish or substantially rebuild the rental property and has applied for or has been granted the relevant resource or building consent. *This exemption will last for up to 12 months from the healthy homes compliance date. This exemption will cease if the application for consent is refused (unless challenged) or the consent(s) lapses or is terminated. This exemption will cease to apply if you receive a request to provide evidence that you have applied for the relevant consent(s) and this evidence is not provided within 10 working days (or a time period provided in a Tenancy Tribunal order).*

Include a brief description of the circumstances giving rise to this exemption:

Heating standard

For more information on all aspects of the heating standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/heating-standard.

■ Heating standard exemptions

Select one box from three options provided in question 1 about heating standard exemptions, then complete questions 2 to 4 about compliance with the heating standard.

1. ☐ **No heating exemption applies** (continue to question 2)

Heating exemption: is the property exempt from meeting the heating standard?

- ☐ Yes, the main living room is exempt from the requirement to have qualifying heaters and I am relying on the following exemption⁴:

Give a brief description of the circumstances giving rise to this exemption.

³ For more information on the general exemptions, visit tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/

⁴ There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-heating.pdf

- ☐ **Partial exemption:** the rental property is part of a building and the landlord doesn't own the whole building. Provide specific information below on how this exemption applies to your property. If this exemption applies you still need to complete the rest of this statement. Landlords will still need to take all reasonable steps to ensure the property complies with the healthy homes standards to the greatest extent reasonably practicable.

EXAMPLES

Partial exemption from the heating standard as the building Body Corporate rules do not allow the installation of a heat pump on external walls as these are part of the common property. There is no mains gas to install a flued gas heater and woodburners can't be installed.

2. Required heating capacity for the main living room of the rental property: kW

You must calculate the required heating capacity for your rental property using one of the following three methods:

1. the Heating Assessment Tool at [tenancy.govt.nz/heating-tool](https://www.tenancy.govt.nz/heating-tool)
2. the formula contained in **Schedule 2 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019**⁵
3. by hiring an experienced heating installer to calculate the requirements using one of the above two methods.

3. The type(s) of qualifying heater(s) installed in the main living room (e.g. heat pump, flued gas heater, modern wood burner) and heating capacity/capacities. If there is more than one, make sure to include each heater, and please note which heater has which kW:

Type of and heating capacity of each installed, qualifying heater:

kW	kW	kW

4. Does the 'tolerance' or 'top up'⁶ allowance for existing heaters apply?

☐ No

☐ Yes If yes, include a brief description on why it applies:

EXAMPLES

- › Required heating capacity is 4.5kW and existing heat pump (installed prior to 1 July 2019) has capacity of 3.3kW. A 1.5kW fixed electric heater with a thermostat to top up to the required amount has been installed.
- › Existing (installed before 1 July 2019) woodburner capacity is 13.3kW. This is 92% of the required heating capacity of 14.5kW.

☐ Select if applicable

Some details regarding compliance with the heating standard for this tenancy have not been provided. This is because the required information for the heating standard under regulation 34 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the heating standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.

Please note: You must provide this information if you have it. Alternatively, you must provide this information if it exists and you can obtain it.

⁵ www.legislation.govt.nz/regulation/public/2019

⁶ For an explanation of these allowances, visit: <https://www.tenancy.govt.nz/healthy-homes/heating-standard/>



Insulation standard

For more information on all aspects of the insulation standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/insulation-standard.

This section combines the requirements of the insulation statement (**section 13A(1A) of the Residential Tenancies Act 1986**) and healthy homes insulation information requirements (regulation 35 of the **Residential Tenancies (Healthy Homes Standards) Regulations 2019**) into one statement. If you complete this section you do not need to complete a separate insulation statement, which has been required in new tenancy agreements since 1 July 2016. The insulation statement requires landlords to take all reasonable steps to find information relating to the location, type and condition of their current insulation. If any information below is already provided as part of a separate insulation statement in the tenancy agreement, it does not need to be included again in this section. However, it may be preferred to include all information on this form for ease and clarity of record-keeping.

Ceiling and underfloor insulation has been compulsory in all rental properties since 1 July 2019, unless an exemption applies. Ceiling insulation and underfloor insulation for suspended floors is required in all areas of the premises, unless these are areas:

- › that are not a domestic living space
- › of the ceiling that have a domestic living space directly above
- › of suspended floors that have a domestic living space directly below.

■ Ceiling insulation

1. Does the **ceiling** insulation above all domestic living spaces meet the requirements of the insulation standard? Complete one of sections (a), (b) or (c) for this question.

› ☐ **(A) YES – ENTIRE PREMISES**

- ▶ R-value of ceiling insulation when it was installed

The R-value may be stapled to a beam in the area, or may be included in the council building file. Landlords need to check all possible sources.

OR

☐ I don't know the R-value

- ▶ If ceiling insulation exists, but you haven't been able to find out the R-value when installed, specify thickness of the insulation when last inspected

If you're unsure of insulation thickness, you may need to go into the ceiling cavity and physically measure the insulation thickness.

The following four fields must be completed:

- ▶ Date insulation was installed (if known, or write 'Unknown')
- ▶ Date insulation was last inspected (if known, or write 'Unknown')
- ▶ Type of insulation (eg segments, loose-fill, blanket)
- ▶ ☐ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

> ☐ **(B) YES – SOME AREAS OF THE PREMISES**

- Specify which areas of the premises have ceiling insulation

- R-value of insulated areas when installed

The R-value may be stapled to a beam in the area, or may be included in the council building file. Landlords need to check all possible sources.

OR

- ☐ I don't know the R-value

- If ceiling insulation exists, but you haven't been able to find out the R-value when installed, specify thickness of the insulation when last inspected

If you're unsure of insulation thickness, you may need to go into the ceiling cavity and physically measure the insulation thickness.

The following five fields must be completed:

- Date insulation was installed (if known, or write 'Unknown')

- Date insulation was last inspected (if known, or write 'Unknown')

- Type of insulation (eg segments, loose-fill, blanket)

- ☐ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

- Specify all areas of domestic living spaces in the premises that don't have ceiling insulation and that are exempt from this requirement because it is not reasonably practicable for a professional to install insulation in these areas.

EXAMPLE

Bedroom 4 was an extension to the original property and has a skillion ceiling with no roof space to install insulation.

› ☐ (C) NO – NONE OF THE PREMISES

- Does the premises meet the R-value exemption for ceiling insulation installed before 1 July 2016?

If this exemption applies it means the insulation does not need to meet the R-value required under the healthy homes insulation standard. This exemption applies if:

- a) there is ceiling insulation that covers the ceiling at the premises; and*
- b) the insulation was installed before 1 July 2016; and*
- c) immediately before the healthy homes compliance date, the landlord met the insulation requirements already in force ; and*
- d) the minimum thickness of the insulation material is at least 120 mm.*

☐ Yes

If yes, please provide a brief description of the circumstances giving rise to this exemption:

☐ No

If no, specify the reason why the ceiling isn't insulated or why the existing insulation doesn't meet the requirements of the insulation standard, and any specific exemption that applies.

EXAMPLE

Installation is not reasonably practicable because the property has a skillion roof throughout and there is not enough space for a professional installer to access the areas to install insulation.

If ceiling insulation isn't required because your premises are exempt, but you are unsure if there is any existing insulation, specify why an exemption applies and include confirmation that you have taken all reasonable steps to find information about the existing insulation (if any). **Note:** cutting an access hatch doesn't count as major building work.

EXAMPLE

Insulation information is not provided in the council building file. The ceiling space is also inaccessible and major building work would be required to gain access. Specifically, in order to access the ceiling space, the roof would need to be lifted. The landlord confirms that all reasonable steps have been taken to find this information.



Underfloor insulation

2. Does the property meet the partial exemption for certain thermal underfloor insulation? *This partial exemption means that installed insulation doesn't need to be a minimum R-value of 1.3 or have been installed in accordance with NZS 4246:2016 to be qualifying underfloor insulation. The insulation must still be in reasonable condition. This exemption will cease to apply if you receive a request to provide reasonable evidence of the compliance document and this evidence is not provided within 10 working days (or a time period provided in a Tenancy Tribunal order).*

This partial exemption applies if:

- a) there is underfloor insulation; and
- b) when the insulation was installed, there were requirements relating to thermal insulation that applied to the premises (under an enactment or bylaw); and
- c) the landlord has a compliance document showing that when the insulation was installed, the premises met these requirements.

☐ No (continue to question 3)

☐ Yes (provide details below then continue to question 3)

If yes, please provide a brief description of the circumstances giving rise to this exemption:

EXAMPLE

Foil insulation is installed in the subfloor and I have the appropriate compliance documents.



NOTE

The Building Act 2004 prohibits the installation and/or repair of foil insulation in residential buildings with existing electrical installations. Anyone doing so may be liable to a fine of up to \$200,000. Existing foil insulation that is in reasonable condition will only meet the healthy homes standards if it meets the criteria for an R-value partial exemption⁷. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

3. Does the **underfloor** insulation meet the requirements of the insulation standard?⁸

Complete one of sections (a), (b) or (c) for this question.

> ☐ (A) YES – ENTIRE PREMISES

- ▶ R-value of underfloor insulation when installed

The R-value may be stapled to a beam in the area, or may be included in the council building file. Landlords need to check all possible sources.

- ▶ Type of insulation (eg segments, polystyrene, foil, blanket)

- ▶ ☐ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

- ▶ Date insulation was installed (if known, or write 'Unknown')

- ▶ Date insulation was last inspected (if known, or write 'Unknown')

⁷ See the insulation guidance document at tenancy.govt.nz/healthy-homes/insulation-standard

⁸ This question does not need to be completed where the partial exemption for certain underfloor insulation applies (question 2 of this section)

› ☐ **(B) YES – SOME AREAS OF THE PREMISES**

- Specify which areas of the premises have underfloor insulation

- R-value of underfloor insulation in those areas when installed

- Type(s) of insulation (eg segments, loose-fill, blanket, foil)

- ☐ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

- Date insulation was installed (if known, or write 'Unknown')

- Date insulation was last inspected (if known, or write 'Unknown')

- Specify all areas of domestic living spaces with suspended floors in the premises that **don't** have underfloor insulation and that are exempt from this requirement because it is not reasonably practicable for a professional to install insulation in these areas.

EXAMPLE

It is not reasonably practicable for a professional to install underfloor insulation in some areas due to the slope of the land, as there is not enough space under the kitchen (including part of the hallway outside the kitchen) and bedroom 3 for a professional to access the area to install insulation.

› ☐ **(C) NO – NONE OF THE PREMISES**

- Specify the reason(s) why the underfloor area isn't insulated or why the existing insulation doesn't meet the requirements of the insulation standard, and any specific exemption that applies⁹.

EXAMPLE

The property is built on a concrete slab, therefore there is no suspended floor area in which to install insulation.

- If underfloor insulation isn't required because your premises are exempt, but you are unsure if there is any existing insulation, specify why an exemption applies and include confirmation that you have taken all reasonable steps to find information about the existing insulation (if any).

EXAMPLE

*Insulation information is not available in the council building file. The underfloor space is also too narrow for a professional assessor to gain access and provide an assessment. The landlord confirms that all reasonable steps have been taken to find this information. **Note:** cutting an access hatch doesn't count as major building work.*

⁹ See tenancy.govt.nz/maintenance-and-inspections/insulation/insulation-exceptions for examples of access exceptions that may apply.



■ Wall insulation

4. Do the **walls** of the premises have insulation? Complete one of sections (a), (b), (c) or (d) for this question.

Note: wall insulation is not compulsory in rental properties. You only need to include this information if it's known.

› ☐ **(A) YES – ENTIRE PREMISES**

- ▶ Please provide any other details about the type or condition of the insulation (if known, or write 'Unknown' and explain why, and include confirmation that you have taken all reasonable steps to find the information).

› ☐ **(B) YES – SOME AREAS OF THE PREMISES**

- ▶ Specify which areas of the premises have wall insulation

Please provide any other details about the type or condition of the insulation (if known, or write 'Unknown' and explain why, and include confirmation that you have taken all reasonable steps to find the information).

› ☐ **(C) NONE OF THE PREMISES**

› ☐ **(D) I DON'T KNOW**

- ▶ If you don't know if there is wall insulation in any, or in some walls, explain why not and include confirmation that you have taken all reasonable steps to find the information.

☐ Select if applicable

For all parts where details have not been provided (except information required about the location, type and condition of insulation in connection with any ceiling, underfloor or walls, or reasons for any general or specific exemptions provided in a separate insulation statement), the required information for the insulation standard under regulation 35 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the insulation standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.

Please note: You must provide this information if you have it. Alternatively, you must provide this information if it exists and you can obtain it.

☐ Select if applicable

If information about the location, type and condition of any insulation has not been provided in a separately signed insulation statement, this information must be provided as part of the healthy homes standards compliance statement, unless despite making all reasonable efforts the landlord has been unable to obtain some of this information. The landlord must specify what information he or she has been unable to obtain in relation to the location, type and condition of any ceiling, underfloor or wall insulation, why they have not been able to obtain this information, and confirm that all reasonable efforts have been made to obtain the information.

Please note: Qualifying ceiling and underfloor insulation is now compulsory, unless an exemption applies, and must be in a reasonable condition. Landlords in most cases should be able to provide this information.

Ventilation standard

For more information on all aspects of the ventilation standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/ventilation-standard.

1. Do all habitable rooms in the property have one or more windows, doors or skylights that open to the outside and meet the requirements below? Complete one of sections (a) or (b) for this question.



NOTE

Openable windows, doors or skylights need to be able to be fixed in the open position. The combined area of openable windows, doors or skylights must be at least 5% of the floor area¹⁰ of each room. Habitable spaces are all living rooms, dining rooms, bedrooms and kitchens (ie spaces where people spend most of their time at home).

› ☐ (A) YES – ALL HABITABLE SPACES

› ☐ (B) YES – SOME HABITABLE SPACES

- ▶ State which rooms meet the requirement

State which rooms don't meet the requirement

- ▶ For each room that doesn't meet the requirement, briefly state how the specific exemption¹¹ applies.

EXAMPLE

The apartment does not have openable windows. However, the rooms in the apartment can be ventilated by mechanical ventilation, which was lawful at the time the apartment was built. The mechanical ventilation continues to meet the requirements of the building consent.

¹⁰ For information on how to calculate this, see the ventilation guidance document at tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-ventilation.pdf

¹¹ A room does not need to meet the requirements for openable windows (including skylights) and external doors if it was lawful at the time it was built or converted into a habitable space. If having fewer openable windows or doors was only lawful because the room met alternative ventilation requirements, then those requirements must still be met to qualify for this exemption. For more information, see section 1.3.4 in the building code compliance document for ventilation at building.govt.nz/assets/Uploads/building-code-compliance/g-services-and-facilities/g4-ventilation/asvm/g4-ventilation-4th-edition.pdf

2. Does each room in the rental property with an indoor cooktop, bath or shower have an extractor fan installed that vents to the outside and is in good working order? Complete one of sections (a), (b) or (c) for this question.

› ☐ **(A) YES – ALL ROOMS**

- ▶ State the diameter or exhaust capacity of each extractor fan and which room(s) they are located in. *Extractor fans that vent to the outside and were installed before 1 July 2019 don't need to meet performance requirements of the ventilation standard¹². In this case, state below that you are relying on the modified standard for extractor fans installed before this date.*

› ☐ **(B) YES – SOME ROOMS**

- ▶ State the diameter or exhaust capacity of each extractor fan and which room it is located in. *Extractor fans that vent to the outside and were installed before 1 July 2019 don't need to meet performance requirements of the ventilation standard. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.*

- ▶ State which rooms don't have extractor fans installed and provide brief information about why each room is exempt¹³:

EXAMPLE

The rental property is on the third floor of a five floor building. A licensed electrician has advised that installing an extractor fan in the kitchen is not reasonably practicable. The room was lawful when built as it met the Building Code ventilation requirements for kitchens at the time by providing windows with a combined net-openable area of no less than 5% of the kitchen floor area. These openable windows are still present and functional.

› ☐ **(C) NOT INSTALLED IN ANY ROOMS**

- ▶ Provide brief information about why each room is exempt:

EXAMPLE

The rental property is on the third floor of a five floor building. There is one kitchen and one bathroom. A licensed electrician has advised that installing extractor fans in both the kitchen and bathroom is not reasonably practicable. The rooms were lawful when built as they met the Building Code ventilation requirements for kitchens and bathrooms at the time by providing windows with a combined net-openable area of no less than 5% of the floor area of each respective room. These openable windows are still present and functional.

☐ Select if applicable

For all parts where details have not been provided, the required information for the ventilation standard under regulation 36 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the ventilation standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.

Please note: You must provide this information if you have it. Alternatively, you must provide this information if it exists and you can obtain it.

¹² Information on performance requirements for extractor fans is available at tenancy.govt.nz/healthy-homes/ventilation-standard/

¹³ There are a number of criteria which must all be met to meet this exemption. Details are available in the guidance document: tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-ventilation.pdf



Moisture ingress and drainage standard

For more information on all aspects of the moisture ingress and drainage standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/moisture-and-drainage-standard/

1. Does the property have gutters and downpipes that efficiently drain storm water, surface water, and ground water to an appropriate outfall? *An appropriate outfall will generally be the storm water system provided by your local council. It could also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.*

☐ Yes



NOTE

It has been a requirement for all homes to have efficient drainage for the removal of storm water, surface water and ground water since 1947 as part of the Housing Improvement Regulations 1947.

2. Does the property have any enclosed subfloor spaces?

The subfloor is considered to be enclosed if the airflow into and out of the space is significantly obstructed along at least 50% of the perimeter.¹⁴

☐ Yes (continue to question 3)

☐ No (continue overleaf to next section on draught stopping standard)

3. If the property has an enclosed subfloor, has a ground moisture barrier been installed that meets the requirements of the standard?

☐ Yes

☐ No

Briefly specify the reason why there is no moisture barrier.

EXAMPLE

There is limited space under the house or part of the house and I have received confirmation from a professional installer that it is not reasonably practicable to install a ground moisture barrier.

☐ Select if applicable

For all parts where details have not been provided, the required information for the moisture ingress and drainage standard under regulation 38 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the moisture ingress and drainage standard is not required until the healthy homes compliance date for the tenancy, which is provided on the front page of this statement.

Please note: if you have this information or it exists and you can obtain it, you must provide it.

¹⁴ See the guidance document tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-moisture-ingress-drainage.pdf for further information on determining whether a subfloor area is enclosed.



Draught stopping standard

For more information on all aspects of the draught stopping standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/draught/

1. Does your property have any open fireplaces?

- ☐ No
☐ Yes

If yes, have they been blocked off or do you hold written agreement from the tenant not to block them off? Specify whether they have been blocked off, or are available for use at the tenant's request:

For an open fire to meet the requirements of the draught stopping standard the fireplace and the chimney must be in good working order and free from any gaps or holes that allow draughts to enter in and out of the property, unless these are necessary for the safe and efficient operation of the fireplace. Use of the fireplace must be agreed by both landlord and tenant in writing.

2. Is the property free from unintentional and unreasonable gaps or holes that allow noticeable draughts in or out of the building? Areas include, but are not limited to, doors, windows, walls, floors and ceilings.

- ☐ Yes
☐ No (explain why some gaps or holes that allow noticeable draughts are not blocked).

To meet the requirements of the draught stopping standard the property must be free from unintentional and unreasonable gaps or holes that allow noticeable draughts in and out of the property. A common sense approach should be taken to assessing whether a draught is noticeable. The age and condition of the property must not be taken into account when assessing if a gap or hole is unreasonable.

Refer to the draught stopping guidance document¹⁵ when determining if a draught is unreasonable.

- ☐ Select if applicable

For all parts where details have not been provided, the required information for the draught stopping standard under regulation 37 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the draught stopping standard is not required until the healthy homes compliance date for the tenancy, which is provided on the front page of this statement.

Please note: if you have this information or it exists and you can obtain it, you must provide it.

Landlord Statement

I/we, (name of landlord(s))

declare that the information contained in this statement is true and correct as at the date of signing.

Signed by LANDLORD(S)

Date signed