

AUCKLAND LANDLORD GUIDE

Healthy Homes Standards 2026 The Auckland landlord checklist

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Every private residential rental in New Zealand has been required to meet the Healthy Homes Standards since 1 July 2024. This guide is a practical, Auckland-specific summary of what that means in 2026 — what you need to do, what proof you need on file, and what happens if you don't comply.

This is a starter guide for Auckland landlords. It is not a substitute for the Tenancy Services compliance statement template or formal legal advice. The Residential Tenancies Act and the Healthy Homes Standards regulations are the authoritative sources. Always cross-check before signing a compliance statement.

The five standards in one page

There are five Healthy Homes Standards. Every standard applies to almost every residential rental property. A property meets the standards only when all five are met, evidenced, and recorded in the tenancy compliance statement.

Standard	What it requires	What you need on file
Heating	A fixed heater in the main living room with capacity calculated by the MBIE heating tool. Open fires, unflued gas heaters and most portable heaters do not qualify.	Heater model, kW output, MBIE calculator screenshot or worksheet
Insulation	Ceiling and underfloor insulation that meets the 2008 Building Code minimum R-values, or as close as is reasonably practicable.	Insulation report or invoice showing material, R-value, area, and date
Ventilation	Openable windows in every habitable room. Extractor fans in kitchens and bathrooms vented to the outside.	Photos of fans, switches, and ducting outlets, plus measurements of openable area
Moisture & drainage	Effective drainage and guttering, and a ground vapour barrier under suspended timber floors where reasonably practicable.	Photos of gutters, downpipes, drainage points, and the vapour barrier if installed
Draught stopping	Block unreasonable gaps and holes in walls, ceilings, windows, doors, and floors that cause noticeable draughts. Disused open fireplaces blocked off.	Pre and post photos of any sealing work, list of remedial items

The compliance statement

When you enter, renew or vary a tenancy you must include a signed Healthy Homes compliance statement. It lists each standard, your evidence of compliance, and any items where compliance is not yet met (and why). Failing to provide a compliant statement is itself an unlawful act under the Residential Tenancies Act and can attract a penalty even if the property itself is compliant.

Pre-tenancy checklist

Walk through your property with this list before you sign a new tenancy or renewal. Items in red mean the property is unlikely to meet the standards as-is — you'll need a remediation plan before tenants move in.

Heating

■ Fixed heater installed in the main living room	Heat pump, log burner, pellet burner or compliant flued gas
■ Heater capacity meets the MBIE heating tool calculation	Print the calculator output and keep on file
■ Existing heater is on the approved list (if relying on it)	Most open fires and unflued gas heaters do NOT comply
■ Heater is in working order, serviced, and tenant knows how to use it	Include a short operating note in the move-in pack

Insulation

■ Ceiling insulation present, in good condition, and meets minimum R-value	Auckland (Zone 1): ceiling R-2.9, underfloor R-1.3
■ Underfloor insulation present (where there's accessible underfloor area)	Exemption may apply for inaccessible / slab-on-grade
■ Insulation report from a qualified installer on file	Required for compliance evidence
■ Any gaps, slumping, water damage or missing insulation remedied	Photos before/after

Ventilation

■ Every habitable room has openable windows totalling at least 5% of floor area	
■ Kitchen extractor fan vented to the outside, not just into the ceiling cavity	
■ Bathroom and laundry extractor fans, vented outside, with minimum airflow capacity	
■ Fans tested and confirmed working	Note the make, model, airflow rating

Moisture and drainage

■ Gutters and downpipes clear and intact	Annual gutter clean recommended
■ Stormwater drains away from the building	No pooling under the floor or against walls
■ Ground vapour barrier installed where there's an accessible enclosed subfloor	
■ No visible damp, mould, or rising moisture	If present, identify the cause before re-tenanting

Draught stopping

■ No unreasonable gaps around doors, windows, floors, walls or ceilings	
■ Disused open fireplaces blocked off or chimney sealed	
■ Cat/dog doors not creating significant draughts	Brush seals where used
■ Floor coverings in good condition (no large gaps through floorboards)	

Penalties and risks

Non-compliance is not a victimless paperwork failure. Penalties under the Residential Tenancies Act 1986 (amended by the Healthy Homes Guarantee Act 2017) range from \$1,500 for failing to include a compliant statement with a tenancy agreement, up to \$7,200 for each property that fails to meet any single standard during a tenancy. The Tenancy Tribunal has been actively awarding both compensation and exemplary damages since mid-2024.

Common exemptions and edge cases

- **Boarding houses** — Healthy Homes still applies but assessment is room-by-room. We treat these as a special case.
- **Listed heritage buildings** — limited insulation exemption where physically impossible. Document why.
- **Properties about to be sold or demolished** — limited 12-month exemption available with notification.
- **Recently consented new builds** — usually compliant by virtue of the Building Code. Keep the CCC and code-compliance docs together.
- **Granny flats and standalone secondary dwellings** — each treated as a separate tenancy and each requires its own statement.

What Max Rentals does for your property

When we take on a property we run a Healthy Homes assessment in the first 14 days. If anything is missing we prepare a remediation quote, route it to you for approval, and then arrange the work with a vetted local trade. We hold the compliance statement on file, refresh it at each renewal, and include the relevant photos and reports — so if a tenant ever asks, or the Tenancy Tribunal ever asks, the proof is one click away.

Want a free Healthy Homes snapshot of your property? Book a free rental appraisal at maxrentals.co.nz/rental-appraisal and we'll include a one-page compliance snapshot at no charge. No obligation.

Further reading

- Tenancy Services — Healthy Homes Standards: tenancy.govt.nz/healthy-homes
- Heating assessment tool: tenancy.govt.nz/heating-tool
- Compliance statement template (Tenancy Services): tenancy.govt.nz/healthy-homes/compliance-statement
- Residential Tenancies (Healthy Homes Standards) Regulations 2019 (with 2023 amendments)