

Raising the standard together

Kia ora, tenants!

What you need to know about the healthy homes standards.

The healthy homes standards set minimum requirements in a few key areas to help make it easier for you to keep your home warm and dry.



The healthy home standards in a nutshell



Heating

A fixed source of heating that is the right size to heat your main living room.



Insulation

Ceiling and underfloor insulation has already been required since July 2019. The new standard builds on the current requirements.



Ventilation

Bedrooms, dining rooms, living rooms and kitchens should have openable windows or doors that can be fixed open to the outside. Kitchens and bathrooms must have mechanical ventilation to remove moisture.



Moisture, ingress and drainage

Your guttering and drainage should be up to the job and working properly. If you have an enclosed subfloor (that's the bit below the house if it doesn't sit directly on the ground) it will need to have a moisture barrier. A moisture barrier is a special sheet (or suitable alternative) that goes on the ground to help stop rising dampness.



Draught stopping

Any noticeable draughts from unreasonable gaps or holes must be sealed. As a rule of thumb, gaps or holes with a width greater than 3mm in or around the walls, ceilings, windows, doors and floors that let air into or out of the home will usually require blocking. Any open fireplaces should be blocked off too, unless you want to use it.

Some properties may not have to meet these standards or parts of them because they are exempt.

For more detail on the standards and the exemptions visit: tenancy.govt.nz/healthy-homes



Healthy habits

You can help raise the standard, too.

A dry home is easier to heat. Here are some healthy habits to reduce moisture and make it easier to keep your home and your whānau warm, dry and healthy.

- Open your windows and doors in the morning to give the house an air-out. 15 minutes should do it.
- Wipe off any condensation from the windows.
- Dry your washing outside if you can, or in a room with the doors closed and a window open.
- Open your curtains during the day to let the sun warm the house, and close them just before it gets dark to keep the warmth in.
- Move your furniture away from the walls so there is a gap to let the air flow through.
- Use the extractor fans in your bathroom and kitchen, and open your windows when showering or cooking.
- Use lids on your pots when you're cooking.
- Keep in contact with your landlord or property manager about any damage or repairs. Things like blocked or leaking downpipes and gutters, leaks in pipes, dampness or leaks in walls or ceilings, and signs of mould can cause major problems if left unfixed.

When your rental needs to meet the healthy homes standards:

1 July 2021

- All boarding houses.
- Between 1 July 2021 and 1 July 2025, all private rentals must comply with the healthy homes standards within certain timeframes depending on when the new tenancy starts or is renewed. Certain types of properties may get a little longer to comply with the heating standard. Use the compliance timeframes decision tool¹ to find out when your rental property needs to comply.

1 July 2024

- All Kāinga Ora and Community Housing Provider houses.

1 July 2025

- All rental homes.

¹ tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes/compliance-timeframes-decision-tool

Raise the standard

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