

Updates to the healthy homes standards took effect from 12 May 2022. The changes affect the heating, ventilation, and moisture ingress and drainage standards. If your rental property already meets the standards, you do not need to carry out any additional work to comply with the changes.



HEATING

**New formula for certain properties**

A new heating formula applies to the following types of rental properties:

- › Properties built to the 2008 building code.
- › Certain apartments which are a part of a residential building of at least three storeys and have six or more commercial or residential units.
- › Properties where the insulation and glazing has been installed throughout, so that it now meets or exceeds the 2009 insulation and glazing standards.

The [heating assessment tool](#) has been updated to include these changes.

All other types of rental properties continue to use the original formula. Landlords of all properties are able to use the heating assessment tool to calculate their heating requirements.

**Compliance timeframe**

A revised deadline (grace period) for compliance with the heating standard applies to support transitioning to these changes.

If all of the following applies, the compliance date for the heating standard is **12 February 2023** (nine months after the regulations take effect):

- › It is a private tenancy (i.e not a boarding house, a Kāinga Ora or registered Community Housing tenancy).
- › The new heating formula is applicable to the rental property and the landlord chooses to use it to calculate the minimum required heating capacity.
- › The end of the 90 day compliance timeframe is on or after 12 May 2022 and before 12 February 2023.

Landlords of these properties must continue to comply with the other healthy homes standards within certain timeframes depending on when the new tenancy starts or is renewed. Use the [compliance timeframes decision tool](#)<sup>1</sup> to find out when your rental property needs to comply.

**Another way to meet the heating standard**

Landlords now have an additional way to comply with the heating standard.

As an alternative to the heating formula or tool, certain qualified specialists are able to assess the required heating capacity using criteria set out in regulation 10A.

A qualified specialist is:

- › a chartered professional engineer within the meaning set out in section 6 of the Chartered Professional Engineers of New Zealand Act 2002,
- › an International Professional Engineer registered with Engineering New Zealand, or
- › a person who has completed a tertiary engineering, physics or building science qualification at New Zealand Qualification Framework Level 7 or above, and has at least 5 years of experience in heating system design.

Landlords will need to hold relevant documentation as part of their record keeping if this compliance method is being used. Details are available on the [Tenancy Services website](#)<sup>2</sup>.

**Geothermal heating**

Some properties (mainly in Rotorua) can meet the heating standard by using geothermal heating, if the heater:

- › is powered by geothermal energy
- › provides direct heat to the main living room, and
- › doesn't have a stated heating capacity and for which it is not possible to state its heating capacity.

**Changes where heating was installed before 1 July 2019**

*Relaxing the tolerance for existing heating*

The trigger point to top up or replace existing heating installed before 1 July 2019 has been relaxed from 90% to 80% of the required heating capacity. This means you don't need to add more heating if you have one or more existing heaters that:

- › were installed before 1 July 2019
- › each have a heating capacity greater than 2.4 kW
- › meet the requirements in the standards (for example, not an open fire or an unflued combustion heater)
- › are not electric heaters (heat pumps are acceptable) if the required heating capacity for the main living room is over 2.4 kW, and
- › have a total heating capacity that's at least 80% of what you need to meet the required heating capacity.

<sup>1</sup> [tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes/compliance-timeframes-decision-tool](https://www.tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes/compliance-timeframes-decision-tool)

<sup>2</sup> <https://www.tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity/>



**HEATING  
(CONTINUED)**

***Increase of 'top up' allowance for existing heating***

For heating that was installed before 1 July 2019, the allowance when using electric heaters to 'top up' the heating capacity is now 2.4 kW instead of 1.5 kW.

The new top up allowance will mean you can top up existing heating in the main living room to the required heating capacity either by:

- > installing one or more additional fixed heaters that meets the requirements in the healthy homes standards; or
- > adding a smaller fixed electric heater with a thermostat, but it must meet the following conditions:
  - the existing heating was installed before 1 July 2019
  - the required heating capacity is more than 2.4 kW, and
  - the 'top up' needed is 2.4 kW or less.

**Clarification for complying with the heating standard where partial exemption applies**

If a rental property is part of a building and the landlord does not own the entire building (for example, if a landlord owns an apartment), the landlord will be partially exempt from complying with parts of the healthy homes standards if their ability to comply with the healthy homes standards is not possible because:

- > they need to install or provide something in a part of the building where they are not the sole owner, or
- > they need access to a part of the building that they are not the sole owner.

Landlords must still take all reasonable steps to ensure the rental property or building complies with the healthy homes standards to the greatest extent reasonably practicable.

For example, for the heating standard this means if the required heating capacity is over 2.4 kW, and after taking all reasonable steps, a landlord must install at least one qualifying heater that has a heating capacity of at least 2 kW. A fixed electric heater with a thermostat is an acceptable heater for this situation.



**VENTILATION  
FOR KITCHENS  
AND  
BATHROOMS**

The ventilation standard now allows properties with certain continuous mechanical ventilation in kitchens and bathrooms to meet the ventilation standard.

If your home was built with a continuous mechanical ventilation system, to meet the standard it must:

- > be designed to vent extracted air continuously from the residential property to the outdoors, and for a kitchen or bathroom, extracts the air directly from the room, and
- > have been installed in the property or a tenancy building that first received building consent on or after 1 November 2019 and was part of that original building consent, and continues to meet the requirements of the building consent.

Alternatively, if your home has been renovated and now includes a continuous mechanical ventilation system, to meet the standard, the system must:

- > be designed to provide ventilation for multiple rooms and to continuously vent extracted air to the outdoors, and
- > extract air directly out of the kitchen and bathroom, with an exhaust capacity of at least 12 l/s in the kitchen and 10 l/s in the bathroom. The actual flow rate may be varied (manually or automatically), in response to the demand for ventilation.

Recirculating systems (products like HRV and DVS systems), or fans that do not extract to the outdoors are not suitable to meet the ventilation standard.



**MOISTURE  
INGRESS AND  
DRAINAGE**

Clarification that landlords are not required to install alternative moisture barriers where installation of a polythene barrier isn't reasonably practicable in the subfloor area.

Further updates to the healthy homes standards took effect from 26 November 2022. These changes extend the timeframe to comply with the Healthy Homes Standards for private landlords, Kāinga Ora and Community Housing Providers who have not yet been required to comply under the healthy homes standards.

- › All private rentals must comply with the healthy homes standards within 120 days of any new or renewed tenancy, with all private rentals complying by 1 July 2025.
- › All houses rented by Kāinga Ora (formerly Housing New Zealand) and registered Community Housing Providers must comply by 1 July 2024.
- › All boarding houses must already comply with the healthy homes standards.

TYPE OF TENANCY	DATE TENANCY STARTED OR WAS RENEWED	HHS COMPLIANCE DATE
Kāinga Ora or registered Community Housing Providers	On or before 30 June 2024	1 July 2024
Private rental	Between 1 July 2021 and 27 August 2022	90 days from when tenancy starts or renews*
Private rental	Between 28 August 2022 and 2 March 2025	120 days from when tenancy starts or renews*
Private rental	Between 3 March 2025 and 30 June 2025	1 July 2025

*\*Some landlords will have more time to comply with the heating standard (until 12 February 2023) under a grace period.*

Use the [compliance timeframes decision tool](#) to find out when a rental property needs to comply.