

Responsibilities as landlords

If you are a landlord, there are certain obligations you need to meet. These can be found in detail on the Tenancy Services website: www.tenancy.govt.nz. All new rental agreements must comply with the Healthy Home standards, and landlords need to sign a Healthy Homes statement to accompany any tenancy agreement.

All rental homes must comply by 1 July 2024 with the following standards for:

- Heating
- Insulation
- Ventilation
- Moisture ingress and drainage
- Draught stopping

More information on these standards is available on the Tenancy Services website. Other areas of compliance are listed below. This is not an exhaustive list but shows some areas that often get overlooked.

Smoke alarms – Working smoke alarms or detectors are compulsory in all rental homes. They must be of the correct type and in the appropriate locations. They should be photoelectric and hard-wired or with a long battery life (10 years). Regular testing should be carried out.

Regular inspections – Regular property inspections are important. They're also an opportunity for landlords and tenants to keep in contact with each other.

Maintenance – Landlords must provide and maintain rental properties in a reasonable state of repair. This means making sure they're safe and healthy to live in.

Quiet enjoyment – Quiet enjoyment means being able to enjoy reasonable peace, comfort, and privacy, and allowing others to enjoy the same.

Mould and dampness – Rental homes need to be free from mould and dampness before being rented out. During a tenancy, tenants need to keep the house well-aired and remove any mould straightaway.

Pests and infestations – Landlords need to make sure the property is free from pests and tenants need to keep their house in a condition that doesn't encourage pests. They also need to know what to do if there's an infestation.

Laws and bylaws – Landlords are required to provide tenants with a safe and healthy home. To achieve this, they need to meet requirements set out by various laws and bylaws.

Please talk to the diocesan Property Manager, Matthew Gunton, if you have any questions.

Vicarages – Governing body obligations

The New Zealand Government's introduction of Healthy Homes standards in July 2019 gave rise to reflection and discussion about appropriate standards for housing our clergy.

Clause 14 of the Financial Regulations Statute 2000 states that, "Suitable housing' is a standard specified by Diocesan Council from time to time." The suitable housing standard was approved by Diocesan Council in July 2021.

Suitable Housing Standard Policy