

Healthy Homes Standards



Whether you're a seasoned property investor or renting out your family home, meeting the **Healthy Homes Standards** is now a legal requirement. These rules ensure all rental homes in Aotearoa are warm, dry, and safe — and **as of 1 July 2025**, every rental property must now be fully compliant.

Here's what you need to know:



What Are the Standards?

Heating

You must provide one or more fixed heaters that can directly heat the main living room. The heating must meet the required capacity for the room and be an acceptable type (e.g. heat pump or wood burner — no portable LPG heaters).

Insulation

Ceiling and underfloor insulation has been mandatory since 1 July 2019.

The Healthy Homes standard builds on this — some insulation may need to be topped up or replaced to meet current performance levels.

If your home is exempt, you'll need to provide a valid insulation exemption report as evidence.

Ventilation

This must meet specific measurable requirements. Every liveable space must have a window or door that opens to the outside and can be fixed in an open position.

Kitchens and bathrooms must have extractor fans that vent moisture externally.

Moisture Ingress & Drainage

The property must have efficient drainage, including gutters and downpipes to manage stormwater and ground water.

If there is an enclosed subfloor, a ground moisture barrier is also required. It's a common issue to find drainpipes that are non-compliant because they're not properly connected, so this should be checked carefully.

Draught Stopping

Any unreasonable gaps or holes in walls, ceilings, floors, windows, or doors that cause noticeable draughts must be blocked or repaired.

Find out more at:

tenancy.govt.nz/healthy-homes

What Do You Need to Do to Get Your Property Rental-Ready?

1. Book a Healthy Homes Assessment

Before you can fix anything, you need to know what (if anything) needs fixing. A full assessment will pinpoint exactly where your property stands against the Healthy Homes Standards. Good news — Watson Integrity can arrange this for you.

2. Complete Any Required Work

If your property needs upgrades, now is the time to act. Heating and ventilation are the most common areas that catch landlords out. Getting onto the work quickly gets your rental on the market and income flowing sooner. We can recommend trusted local contractors if needed or we can organise for you.

3. Keep Evidence

It is not enough to meet the standards — you also need to prove it. Keep all receipts, invoices, product manuals, compliance reports, and photos in your property records. We can help manage this paperwork on your behalf.

Need Further Help?

At Watson Integrity, we can take the stress out of compliance by organising assessments, managing work, and keeping your documentation on file. In some cases, if the work required is minimal, we may be able to get the ball rolling and start advertising your property straight away. However, the Healthy Homes certificate must be finalised before tenants move in. We cannot advertise for tenants until the Healthy Homes report has taken place.

Talk to Watson Integrity today and take the stress out of getting your property rental-ready

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