



HEALTHY HOMES STANDARDS

Statement of compliance with the Healthy Homes Standards - Questions and Answers

Q: What is a statement of compliance with the Healthy Homes Standards?

- This compliance date relates to when landlords must include a statement of their current level of compliance with the Healthy Homes Standards in any new or renewed tenancy agreements. That compliance date has been changed from 1 July 2020 to 1 December 2020.
- [You can find out about the Healthy Homes Standards on the HUD website](#)
- [More information about the statement of compliance is available on the Tenancy Service website](#)

Q. Why do landlords need to provide a statement of compliance to tenants?

- The healthy homes standards build on existing information requirements for tenancy agreements and record keeping. Including healthy homes information in tenancy agreements helps clarify how a home is compliant and increases awareness of the healthy homes standards for both landlords and tenants.

Q: Why has the date been extended?

- The response to COVID-19 has impacted landlords' ability to comply with the compliance statement by 1 July 2020. The restrictions to property access during COVID-19 Alert Levels 3 and 4 have meant landlords have had limited ability to allow tradespeople to complete the detailed inspections necessary to determine the level of compliance – in Level 4 there was no access permitted and in Level 3 it was restricted.

Q: Why was 1 December 2020 selected? Why not an earlier date?

- The proposed delay until 1 December 2020 was chosen to take account of likely continuing issues in Alert Level 2 in obtaining tradespeople who have relevant experience to carry out the inspections needed for landlords to complete the compliance statement.
- Many tenants may feel anxious about letting tradespeople into their homes while the COVID-19 response is still underway at this time and it is important for the wellbeing of tenants that no unnecessary additional pressure is put on people who may have lost their jobs or had their income reduced in some way. We encourage landlords and tenants to work together to find a solution that suits both parties while keeping everyone safe.

Q: How does the extension affect landlords?

- It takes account of the restrictions that landlords have faced accessing their properties during Alert Levels 4 and 3 to carry out the inspections needed for the compliance statement. It will give landlords more time to have the inspections carried out and to complete the statement.

Q: What if the COVID-19 related delays are more significant than expected?

- The Ministry of Housing and Urban Development will assess the situation with the sector such as availability of tradespeople at the beginning of September to see whether the 1 December 2020 date can be reasonably met.

Q: How will the change affect tenants?

- Delaying the date until 1 December 2020 will have no impact on tenants who will benefit from landlords' compliance with the healthy homes standards. None of the deadlines for compliance of the actual standards themselves is being changed. This delay refers only to the provision of a statement of the current level of compliance for any new or renewed tenancy agreements.
- Some changes have already been made to improve the quality of rental properties. For example, ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019.

Q: As a tenant, can I refuse to let the landlord and/or a tradesperson in the house to do the inspection for the compliance statement?

- In-person inspections of occupied or vacant rental properties can take place. Landlords and tenants should adhere to physical distancing, personal hygiene and surface cleaning guidance and should keep records for contact tracing purposes.
- Tenants cannot unreasonably refuse an inspection, however for those who are considered at risk of severe illness from COVID-19, that could be reasonable grounds for refusal. The list of people at risk of severe illness from COVID-19 can be found on the [Ministry of Health website](#).
- We encourage tenants and landlords to work together to find a solution that suits both parties while keeping everyone safe.

Q: What happens next for landlords?

- The Ministry of Business, Innovation and Employment has developed a template that is now available for landlords to use for their statement of compliance. This template is a key tool to assist landlords with compliance.
- Support materials and tools will be developed to help the rental sector's ability to accurately complete the compliance statement.
- More information about landlords' compliance obligations will become available at www.raisethestandard.nz to encourage understanding, action and compliance with all remaining requirements of the Standards.

Q: Who can I contact with any questions?

- Tenancy Services can provide clarification around tenancy rules and laws. For further information see www.tenancy.govt.nz