



Cabinet Economic Policy Committee

Minute of Decision

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Regulating the Residential Property Management Sector: Proposed Legislation

Portfolio **Associate Housing**

On 11 March 2026, the Cabinet Economic Policy Committee:

- 1 **agreed** that the proposed Residential Property Managers Bill (the Bill) will promote and protect the interests of residential property owners and tenants and promote public confidence in the delivery of residential property management services;

Registration regime

- 2 **agreed** to provide for compulsory registration for residential property managers and residential property management organisations, with renewal of registration required every two years;
- 3 **agreed** that a residential property management organisation be an entity or an individual, who carries on a business that provides residential property management services;
- 4 **agreed** that a residential property manager be an individual or sole trader who provides residential property management services under the direction of, or on behalf of, a residential property management organisation;
- 5 **agreed** that private landlords, registered community housing providers, and Kāinga Ora and the employees of each of these, will not be within scope of the regime;
- 6 **agreed** that government agencies that manage residential properties as part of their statutory or operational functions, will not be within scope of the regime;
- 7 **agreed** to enable the Residential Property Managers Registrar (the Registrar) to make practice rules, following the Minister of Housing's approval for minimum education or experience requirements for registration;
- 8 **agreed** that registrants must be aged 18 and over;
- 9 **agreed** that the Bill will provide for cases where an individual or organisation is prohibited from registration, for example, where they were convicted in the last five years of a crime involving dishonesty;

- 10 **agreed** to provide for registration, renewal, and suspension/expiry/cancellation processes, including for applicants to pay fees and declare that they meet eligibility requirements, and for regulations to be made prescribing any additional matters that must be included in a registration/renewal application;
- 11 **agreed** to provide for a public searchable register to be developed and maintained by the Registrar, including regulations to be made prescribing additional matters to be contained within the register;
- 12 **agreed** that the Registrar will be empowered to refuse registration in cases of false declarations or non-compliance with eligibility requirements;
- 13 **agreed** to enable regulations to be made for:
- 13.1 fees to recover the administrative costs for processing applications and renewals undertaken by the Authority;
 - 13.2 a levy (departmental) to recover the non-processing costs of the Authority;
 - 13.3 fees and a levy (Crown) to recover the costs of the Tribunal;

Practice standards

- 14 **agreed** that residential property management organisations be required to receive and hold all client funds in a separate client account;
- 15 **agreed** that residential property management organisations be required to maintain complete and accurate records of client fund transactions for a minimum of seven years;
- 16 **agreed** that the Registrar will have the power to require a residential property management organisation to have their separate client accounts audited;
- 17 **agreed** to enable the Registrar to make practice rules following the Minister of Housing's approval for:
- 17.1 operational requirements relating to separate client accounts and audit processes;
 - 17.2 a code of conduct for residential property managers and organisations; and
 - 17.3 continuing professional development for residential property managers and residential property management organisations;

Complaints and discipline

- 18 **agreed** that complaints may be made to the Registrar about a residential property manager or residential property management organisation;
- 19 **agreed** that the Registrar has the power to investigate compliance or conduct matters of its own motion that indicate or appear to indicate grounds for discipline on the part of a registered residential property manager or residential property management organisation;
- 20 **agreed** to establish a Residential Property Managers Disciplinary Tribunal (Disciplinary Tribunal), in accordance with the proposed complaints and disciplinary processes set out in Appendix A to the paper under ECO-26-SUB-0025;
- 21 **noted** that the Minister for Courts has agreed that the Ministry of Justice will administer the Disciplinary Tribunal;

- 22 **agreed** that, following an investigation, the Registrar may decide to lay charges with the Disciplinary Tribunal;
- 23 **authorised** the Associate Minister of Housing to make further related policy decisions about the design, composition, procedures and other matters relating to the operation of the Disciplinary Tribunal, without further reference to Cabinet;
- 24 **agreed** to amend the Residential Tenancies Act 1986 to provide a mechanism for the Tenancy Tribunal to direct matters to the Registrar for consideration;
- 25 **agreed** to include a provision enabling information sharing between the Ministry of Business, Innovation and Employment's (MBIE) Tenancy Compliance and Investigation team and the Registrar;

Offences and penalties

- 26 **agreed** to the offences and penalties set out in Appendix B to the paper under ECO-26-SUB-0025;

Regulatory agency and Registrar

- 27 **agreed** to establish a Residential Property Managers Regulatory Authority (the Authority), with the functions and powers set out in the paper and Appendix C under ECO-26-SUB-0025;
- 28 **noted** that the Minister for Economic Growth has agreed that the Authority will sit within MBIE;
- 29 **agreed** that the regime will provide for a Residential Property Managers Registrar, who will be responsible to the Chief Executive of MBIE for carrying out the functions and powers of the Authority;

Regulations and rules

- 30 **agreed** to enable the making of regulations and rules, related to administrative and operational matters, as set out in Appendix E to the paper under ECO-26-SUB-0025;

Financial implications

s 9(2)(j)



s 9(2)(j)

Next Steps

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s 9(2)(f)(iv)

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invited the Associate Minister of Housing to issue drafting instructions to the Parliamentary Counsel Office for a Residential Property Managers Bill, including instructions for any minor, technical, or consequential changes required;

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authorised the Associate Minister of Housing to make further policy decisions consistent with the policy proposals in the paper under ECO-26-SUB-0025.

Rachel Clarke
Committee Secretary

Present:

Hon David Seymour (Chair)
Rt Hon Winston Peters
Hon Shane Jones
Hon Erica Stanford
Hon Paul Goldsmith
Hon Louise Upston
Hon Dr Shane Reti
Hon Tama Potaka
Hon Chris Penk
Hon Penny Simmonds
Hon Andrew Hoggard
Hon Nicola Grigg
Hon James Meager
Hon Scott Simpson
Simon Court MP

Officials present from:

Office of the Prime Minister
Officials Committee for ECO