



## **Residential Tenancies (Healthy Homes Standards) Amendment Regulations 2020**

Patsy Reddy, Governor-General

### **Order in Council**

At Wellington this 2nd day of June 2020

Present:

Her Excellency the Governor-General in Council

These regulations are made under section 138B of the Residential Tenancies Act 1986 on the advice and with the consent of the Executive Council.

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### **Regulations**

#### **1 Title**

These regulations are the Residential Tenancies (Healthy Homes Standards) Amendment Regulations 2020.

#### **2 Commencement**

These regulations come into force on 30 June 2020.

### 3 Principal regulations

These regulations amend the Residential Tenancies (Healthy Homes Standards) Regulations 2019 (the **principal regulations**).

### 4 Schedule 1 amended

In Schedule 1, clause 11(1), replace “1 July 2020” with “1 December 2020”.

Michael Webster,  
Clerk of the Executive Council.

## Explanatory note

*This note is not part of the regulations, but is intended to indicate their general effect.*

These regulations, which come into force on 30 June 2020, change the date by which landlords must include in any new or renewed tenancy agreements a statement of their level of compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019 (the **healthy homes standards**).

Section 13A of the Residential Tenancies Act 1986 (the **Act**) sets out the information that must be included in a tenancy agreement. Under section 13A(1CA), landlords must include a statement that they will comply with the healthy homes standards, as well as (under regulations 33 to 39 of the healthy homes standards) detailed information about the landlord’s current level of compliance. The information concerning the landlord’s current level of compliance must be included in any tenancy agreement or renewal made and signed by the landlord on or after 1 July 2020.

The impact of COVID-19 restrictions has meant that landlords have been unable to collect the compliance information needed for the statement (for example, landlords have been unable to access properties in order to assess insulation levels). Accordingly, *regulation 4* amends clause 11(1) of Schedule 1 to delay the date by which landlords will be required to include this information from 1 July 2020 to 1 December 2020. The deadlines for landlords to meet the healthy homes standards are unchanged.

Issued under the authority of the Legislation Act 2012.

Date of notification in *Gazette*: 2 June 2020.

These regulations are administered by the Ministry of Housing and Urban Development.