

Healthy Homes checklist for landlords

Every private rental in New Zealand has had to meet the five Healthy Homes standards since 1 July 2025. Use this checklist before each new tenancy and keep a dated copy with your records.

Property address _____

Date checked _____

Checked by _____

Heating	OK	Action needed
Fixed heater or heaters in the main living room, each at least 1.5 kW	☐	
Capacity worked out with the Tenancy Services Heating Assessment Tool, report saved	☐	
Heat pump or electric heater has a working thermostat	☐	
No reliance on an open fire, unflued gas heater or portable heater	☐	

Insulation	OK	Action needed
Ceiling insulation R-value or depth recorded (installed before 1 July 2016: at least 120 mm)	☐	
Underfloor insulation at least R1.3 wherever the floor can be reached	☐	
Insulation free of gaps, damp, mould and compression	☐	

Ventilation	OK	Action needed
Living, dining, kitchen and bedrooms: windows or doors that open, at least 5% of the floor area	☐	
Kitchen fan or rangehood vents outside (fitted since 1 July 2019: 150 mm or 50 L/s)	☐	
Bathroom fan vents outside (fitted since 1 July 2019: 120 mm or 25 L/s)	☐	

Moisture and drainage	OK	Action needed
Gutters, downpipes and drains clear and carrying water away	☐	
Ground moisture barrier in place under an enclosed subfloor	☐	
Draught stopping	OK	Action needed
No gaps over 3 mm around doors, windows, floors, walls or ceilings	☐	
Unused open fireplace closed off or chimney blocked	☐	
Paperwork	OK	Action needed
Healthy homes compliance statement completed and signed for the tenancy agreement	☐	
Records kept: heating report, invoices, product details and photos	☐	
Smoke alarms working and within expiry (a separate legal requirement)	☐	

General information, not legal advice. The full rules are at tenancy.govt.nz/healthy-homes. Our guide explains each standard: dunmorepropertymanagement.co.nz/guides/healthy-homes-standards

Every free rental appraisal from Dunmore Property Management includes a first look at the Healthy Homes standards. Book at dunmorepm.co.nz or call 07 575 2033.