

Reform of the Residential Tenancies Act 1986

The Residential Tenancies Act 1986 (RTA) regulates New Zealand's rental market.

Why the RTA is being reformed:



Since the RTA came into force, homeownership rates have declined and the proportion of households living in the rental market has increased



The estimated number of households that now live in rental homes



The most common length of a tenancy is around **12 months**



When the law came into force, **26%** of children lived in rental homes but this had increased to **43%** by 2013



The national average rent per week as of **1 June 2018**



The RTA is more than **30 years old**

The objectives of the RTA targeted reform are to:

- › improve security and stability for tenants while maintaining adequate protection of landlords' interests
- › ensure the appropriate balancing of the rights and responsibilities of tenants and landlords to promote good faith tenancy relationships and help renters feel more at home
- › modernise the legislation so it can respond to changing trends in the rental market
- › improve quality standards of boarding houses and the accountability of boarding house operators.

Key questions for your consideration during consultation include:

- › What types of rental agreements should be available? When should each party be able to end them and how much notice should they provide?
- › Are tenants' and landlords' legal responsibilities understood and fair?
- › Are the existing rights tenants have to make minor modifications to their property working as intended?
- › Is the law fair in regards to tenants keeping pets in rental properties?
- › How frequently should rent be able to be increased? Should something be done about 'rental bidding'?
- › Is it clear what a boarding house is? Are the controls on them strong enough to protect boarding house tenants?
- › Is the way the law is enforced by government agencies efficient and effective, and could it be better?

For more information and to have your say visit www.mbie.govt.nz/rta-reform
Submissions close on Sunday 21 October 2018

