

DRAFT FOR CONSULTATION

Residential Tenancies (Requiring Landlords to Provide Curtains) Amendment Bill

Member's Bill

Explanatory note

General policy statement

This bill will enhance the current requirements of the Residential Tenancies Act to provide insulated, draught-free, warm rental homes.

30% of energy in an insulated house goes through non-curtained windows. The bill will require landlords to provide, where practicable, insulated curtains, insulated blinds or equivalents. Given that curtains are a fixture which will remain in the home even when the tenants move out, and contribute to its value, it is logical that the landlord supplies and owns them.

This will expand on the current legal requirements for landlords to provide ceiling and underfloor insulation in compliance with the healthy homes standards.

Benefits from warmer, drier rental accommodation include a reduction in respiratory illnesses and ensuing hospital admissions, and those who may benefit most are children and the elderly.

Clause by clause analysis

Clause 1 is the Title clause.

Clause 2 is the commencement clause and provides for the Bill to come into force on the day after Royal assent.

Clause 3 provides that this Bill amends the Residential Tenancies Act 1986.

Clause 4 amends section 138B, so that the healthy homes standards must include requirements for landlords to provide, where practicable, insulated curtains, insulated blinds, or equivalents.

Helen White

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The Parliament of New Zealand enacts as follows:

1 Title

This Act is the Residential Tenancies (Requiring Landlords to Provide Curtains) Amendment Act **2024**.

2 Commencement

This Act comes into force on the day after Royal assent.

3 Principal Act

This Act amends the Residential Tenancies Act 1986.

4 Section 138B amended (Healthy homes standards)

After section 138B(2), insert:

(2A) Without limiting anything in this section, the healthy homes standards must require landlords to install or provide the following, where practicable:

- (a) insulated curtains:
- (b) insulated blinds:

(c) equivalent window coverings.