



NEW Pet Rules for Rental Properties

How Quinovic can help

These changes introduce new responsibilities, and new risks, for landlords. At Quinovic, we've updated our systems, documentation, and approval processes to ensure everything is handled correctly and in line with the legislation.

If you'd like support navigating these changes, we're here to help and take the stress and risk out of managing it yourself. If you'd prefer a professional team to handle everything for you, one of our experienced Quinovic offices across the country can step in. Get in touch and we'll take care of the details.

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Recent changes to the Residential Tenancies Act 1986 introduce new requirements for pet consent and pet-related bonds. These rules take effect from 1 December 2025 and apply to all residential landlords across New Zealand.

Below is an overview of some of the key changes that will affect how pets are managed in rental properties.

10 Key points every landlord should know

1. **New rules take effect 1 December 2025.**

All landlords must follow the updated pet provisions in the Residential Tenancies Act 1986 from this date.

2. **Tenants must have written consent to keep a pet.**

Verbal agreements are not sufficient.

3. **Consent must be granted unless there are reasonable grounds to decline.**

Declining without valid justification is unlawful.

4. **If pet consent is granted, you can include reasonable pet-related conditions in the tenancy agreement.**

You may include reasonable pet-related conditions. These can be added to the tenancy agreement when granting consent - for example, charging a pet bond, cleaning expectations, or ensuring the animal is restrained during access.

5. **A pet bond can be charged.**

You may request a pet bond of up to two weeks' rent, separate from the general bond.

6. **Pet consent is for a specific animal or specific animals.**

Approval is tied to the named pet(s) and remains valid for the life of the animal or for the duration of the tenancy.

7. **"Bond" is now split into two types.**

- General bond
- Pet bond

Each must be recorded and lodged with Tenancy Services.

8. **Properties can no longer be advertised as 'no pets allowed'.**

Every pet consent request must be reviewed individually.

9. **Pet suitability must be reviewed individually.**

This can be done through a pet request application form and a reference check with a previous landlord.

10. **Pet bonds must be lodged, receipted, and refunded appropriately.**

- Pet bonds are lodged with Tenancy Services and a bond receipt issued to the tenant.
- If the pet is no longer kept on the property, pet bond refunds can be processed during the tenancy.
- A pet-specific property inspection is completed before the pet bond refund can be released.