

BUILDING PERFORMANCE

Granny flats

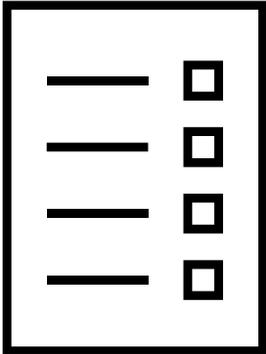
(as non-consented small stand-alone dwellings)

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Making it easier to build granny flats: background



- National-New Zealand First Coalition commitment
- Public consultation from June to August 2024
- Bill introduced on 22 May 2025
- Select Committee report back 22 September 2025
- Royal assent 24 October 2025
- Commenced 15 January 2026 (along with National Environmental Standard for Detached Minor Residential Units)

Making it easier to build granny flats: at its simplest

To be exempt, a granny flat will need to meet three core conditions...

**Condition one:
Simple design**

**Condition two:
Authorised
professionals**

**Condition three:
Councils notified
prior to and on
completion of
building work**

Condition one: simple design



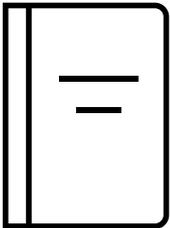
- Must be built to the building code
- Building Act – new Schedule 1A specifies the additional design requirements that must be met. These include:
 - New, single storey, 70m² or less, detached.
 - Lightweight steel or timber frame, <20kg/m² roof, <220kg/m² wall cladding.
 - 1m high foundation, 4m high building from foundation.
 - No mezzanines.
 - Plumbing and drainage built in accordance with specific AS/VM.

Condition two: must be carried out or supervised by licensed building professionals



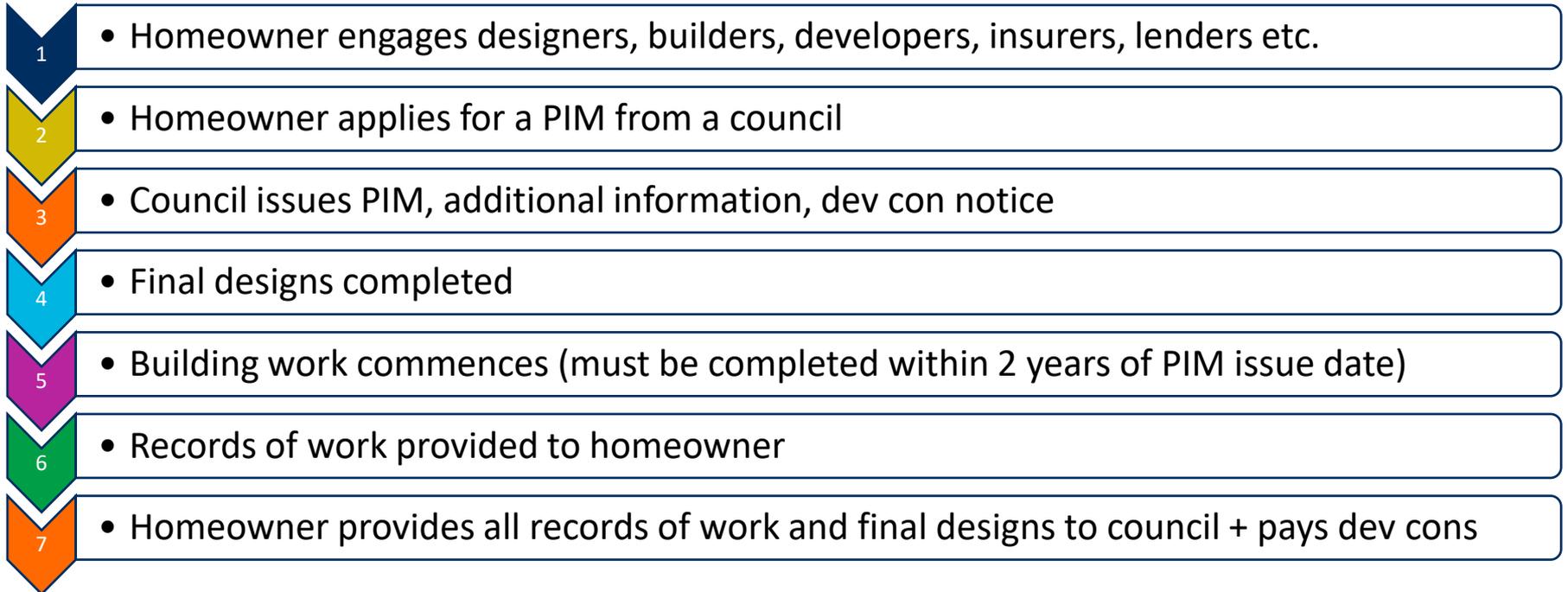
- Work must be carried out or supervised by those authorised to do so (eg. Restricted Building Work(RBW) carried out or supervised by a Licensed Building Practitioner).
- No homeowner exemption, except for electrical work which must be inspected by an electrical inspector.
- Records of work must be produced and provided to homeowners. Records of work for RBW must also be provided to councils as soon as that RBW is complete.

Condition three: councils informed prior to and on completion of building work



- Homeowner must receive a PIM before building work can take place.
- PIM and additional information issued within 10 working days.
- Development contribution notice can be issued alongside the PIM.
- Homeowner must provide records of work and final design plans, and pay development contributions, within 20 working days of completion of building work.
- Councils hold a good faith protection for the advice provided through the additional information and the information they store on completion of building work.

Bringing it all together



Bringing it all together – the forms regulations

Homeowners:

- New PIM application form

Councils

- Prescribed PIM for granny flats + additional information
- New development contribution notice

Tradespeople

- Updated Records of Work – for RBW & Design LBP
- Existing certificates of compliance and safety certificates (though these must now be provided to the homeowner).
- New plumbing and drainlaying Record of Work with a similar feel to the Record of Work for LBPs.



Questions and Answers

For any further questions please email:

building@mbie.govt.nz