# Detailed Reference Guide 21: Rental property must be kept in good repair and reasonably fit for occupation

This reform starts on 29 March 2021.

## New requirements

The rental provider must ensure that the rented property is provided and maintained in good repair and in a reasonably fit and suitable condition for occupation. This obligation applies regardless of:

* if the renter was aware of any disrepair at the rented property before they moved in
* the amount of rent paid by the renter
* the age and character of the rented property.

When repairs are required, the rental provider must ensure that any person who completes repairs that require a licence or registration to complete is licenced or registered as required (i.e. repairs must be completed by a suitably qualified person).

## Previous requirements

Previously, the rental provider was only required to provide and maintain the property in good repair. The Act was not clear on how the obligation applied in situations where the renter was aware of disrepair, the property’s age and character or a discounted amount of rent being charged.

## Relevant legislation in the *Residential Tenancies Act 1997*

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| 68 | Residential rental provider’s duty to maintain premises |

Note: the definition of ‘suitably qualified person’ is contained in section 3.

Note: This was Reform 37 in the Fairer Safer Housing review.