



## Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026

Cindy Kiro, Governor-General

### Order in Council

At Wellington this 23rd day of February 2026

Present:

Her Excellency the Governor-General in Council

These regulations are made under section 138C of the Residential Tenancies Act 1986—

- (a) on the advice and with the consent of the Executive Council; and
- (b) on the recommendation of the Minister of Housing.

### Contents

		Page
1	Title	2
2	Commencement	2
3	Interpretation	2
4	Transitional, savings, and related provisions	2
	<i>Maximum levels of methamphetamine for premises</i>	
5	Maximum acceptable level of methamphetamine	2
6	Maximum inhabitable level of methamphetamine	3
	<i>Testing for methamphetamine in premises</i>	
7	Requirement on landlord to test for methamphetamine in premises	3
8	Meaning of valid screening assessment for methamphetamine in premises	3
9	Method of testing for methamphetamine in premises	4

*Decontamination process for methamphetamine*

10	Decontamination process for methamphetamine	5
11	Who may carry out decontamination	5
12	How premises must be decontaminated	5
13	When decontamination process complete	6
14	Additional rule if decontamination process is to be carried out while landlord continues to provide premises to tenant	6

*Dealing with tenant's abandoned goods*

15	Abandoned goods on contaminated premises	6
----	--	---

**Schedule 1**

8

**Transitional, savings, and related provisions****Regulations****1 Title**

These regulations are the Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026.

**2 Commencement**

These regulations come into force on 16 April 2026.

**3 Interpretation**

In these regulations, unless the context otherwise requires,—

**Act** means the Residential Tenancies Act 1986

**NZS 8510:2017** means NZS 8510:2017 Testing and decontamination of methamphetamine-contaminated properties

**premises** includes facilities

**valid screening assessment** has the meaning set out in regulation 8.

**4 Transitional, savings, and related provisions**

The transitional, savings, and related provisions (if any) set out in Schedule 1 have effect according to their terms.

*Maximum levels of methamphetamine for premises***5 Maximum acceptable level of methamphetamine**

- (1) This regulation prescribes the maximum acceptable level of methamphetamine for premises for the purposes of the definition of contaminated in section 2 of the Act.
- (2) The maximum acceptable level of methamphetamine for premises is 15 µg/100 cm<sup>2</sup>.

---

**Guidance note**

Contaminated, in relation to premises, is defined in the Act as meaning that a contaminant is present in any part of the premises at a level above any relevant prescribed maximum acceptable level.

Decontamination requirements apply when a prescribed method of testing establishes that the premises are contaminated (see sections 45(1AA) and 66I(1A) of the Act).

---

**6 Maximum inhabitable level of methamphetamine**

- (1) This regulation prescribes the maximum inhabitable level of methamphetamine for premises for the purposes of section 59B of the Act.
  - (2) The maximum inhabitable level of methamphetamine for premises is 30 µg/100 cm<sup>2</sup>.
- 

**Guidance note**

Section 59B of the Act provides rules for terminating a tenancy when a prescribed method of testing (see regulation 9) establishes methamphetamine contamination, in any part of the premises, at a level that is above the relevant maximum inhabitable level.

---

*Testing for methamphetamine in premises***7 Requirement on landlord to test for methamphetamine in premises**

- (1) This regulation prescribes a requirement on the landlord for the purposes of sections 45(1)(bd) and 66I(1)(bc) of the Act.
- (2) A landlord must arrange for testing for methamphetamine at the premises in accordance with the prescribed method of testing set out in regulation 9 if—
  - (a) the New Zealand Police or a local authority notifies the landlord that the manufacture of methamphetamine has, or is likely to have, taken place at the premises; or
  - (b) the results of a valid screening assessment (see regulation 8) carried out by any person indicate that the premises are contaminated with methamphetamine, and the landlord is notified of this.
- (3) The landlord must comply with subclause (2) as soon as practicable following the landlord being notified as set out in subclause (2)(a) or (b), as applicable.

**8 Meaning of valid screening assessment for methamphetamine in premises**

- (1) For the purposes of regulation 7(2)(b), a **valid screening assessment** means a screening assessment that complies with subclause (2).
- (2) The screening assessment must be carried out in accordance with section 3.2 (including Table 1, sections 7.1 and 7.3, and Appendices A and B to the extent they apply to section 3.2) of NZS 8510:2017, subject to the modifications set out in subclause (3).

- 
- (3) The modifications are as follows:
- (a) a reference to “screening sampler” must be read as any person who is carrying out the screening assessment (and the definition of screening sampler does not apply):
  - (b) the requirements relating to the competencies and independence of the screening sampler apply to the person carrying out the screening assessment only if that person is paid for carrying out the assessment. If the person is paid but does not meet the competencies described in section 7.1, they may be treated as complying with those competencies if they instead meet the competencies described in section 7.2:
  - (c) National Institute for Occupational Safety and Health field composite testing is not an approved sampling technique for the purpose of section 3.2.3.2 (despite Table 1 listing it as an approved method for screening assessments). Consequently, Appendix A2.2 does not apply:
  - (d) section 3.2.1 does not apply:
  - (e) section 3.2.5 does not apply:
  - (f) section 3.2.6(i) does not apply and instead the screening assessment report must include a conclusion confirming whether the results of the screening assessment indicate that the premises are contaminated with methamphetamine.

---

**Guidance note**

NZS 8510:2017 is available on the Standards New Zealand website.

---

**9 Method of testing for methamphetamine in premises**

- (1) This regulation prescribes the method of testing for methamphetamine in premises for the purposes of sections 45(1AA), 45A(3), 59B, 62, 66I(1A), and 66IA(3) of the Act.
- (2) The testing must be carried out in accordance with the requirements for a detailed assessment set out in section 3.3 (including Table 1, sections 7.2 and 7.3, and Appendix A to the extent they apply to section 3.3) of NZS 8510:2017, subject to the modifications set out in subclause (3).
- (3) The modifications are as follows:
  - (a) a reference to “the limits in this standard” must be read as the maximum acceptable level prescribed in regulation 5:
  - (b) section 3.3.5 does not apply:
  - (c) section 3.3.8.2(e)(i) to (iii) do not apply:
  - (d) the independence requirements in Appendix A1.2 apply to the accredited sampler in respect of any person carrying out decontamination works for the premises under regulation 11.

*Decontamination process for methamphetamine***10 Decontamination process for methamphetamine**

Regulations 11, 12, and 13 prescribe the decontamination process for the purposes of sections 45(1AA) and (1AAB), 48(2), and 66I(1A) and (1B) of the Act for premises contaminated with methamphetamine.

**11 Who may carry out decontamination**

- (1) The landlord may—
  - (a) carry out the decontamination works specified in regulation 12, or any part of those works;
  - (b) engage any other person to carry out the decontamination works specified in regulation 12, or any part of those works.
- (2) However, the landlord must ensure that any person they engage to carry out all or part of the decontamination works specified in regulation 12 is independent of—
  - (a) any person who carries out testing for methamphetamine in the premises under regulation 9 or post-decontamination testing of the premises under regulation 13; and
  - (b) any person who was paid to carry out the screening assessment for the premises in accordance with regulation 8.

**12 How premises must be decontaminated**

- (1) The landlord must decontaminate the premises in accordance with section 4 of NZS 8510:2017, subject to the modifications set out in subclause (2).
- (2) The modifications are as follows:
  - (a) a reference to “the limits in this standard” must be read as the maximum acceptable level prescribed in regulation 5;
  - (b) a reference to “decontamination contractor” must be read as the person who, under regulation 11, may carry out decontamination works, whether or not they are a contractor (and requirements in section 7.4 relating to competencies of the decontamination contractor do not apply);
  - (c) despite section 4.2, persons entering the premises are not required to be trained in health and safety measures;
  - (d) section 4.3.1(c) and section 4.3.4 (which relate to decontamination of contents) do not apply;
  - (e) the requirements relating to carpets in section 4.3.2 do not apply. Instead, if carpets and other soft furnishings, such as curtains, that are provided by the landlord as part of the tenancy agreement are capable of being

cleaned and are to remain in the property, they must be vacuumed with a HEPA filter vacuum cleaner and then steam cleaned:

- (f) section 4.3.2(j) does not apply;
- (g) section 4.3.10(d) does not apply.

### **13 When decontamination process complete**

- (1) The decontamination process is complete only when—
  - (a) post-decontamination testing of the premises is carried out in accordance with subclause (2); and
  - (b) the post-decontamination testing shows the premises are no longer contaminated by methamphetamine.
- (2) Post-decontamination testing must be carried out in accordance with section 5 (including section 7.3 and Appendices A and B to the extent they apply to section 5) of NZS 8510:2017, subject to the modifications set out in subclause (3).
- (3) The modifications are as follows:
  - (a) a reference to “the limits in this standard” must be read as the maximum acceptable level prescribed in regulation 5:
  - (b) a clearance report and clearance certificate under section 5.6 is not required.

### **14 Additional rule if decontamination process is to be carried out while landlord continues to provide premises to tenant**

- (1) This regulation prescribes an additional rule for how decontamination of premises is to be carried out while the landlord continues to provide the premises to the tenant for the purposes of sections 45(1AAB)(b) and 66I(1B)(b) of the Act.
- (2) The landlord must complete the decontamination process as soon as practicable.
- (3) *See* regulation 13 for when the decontamination process is complete.

#### *Dealing with tenant’s abandoned goods*

### **15 Abandoned goods on contaminated premises**

- (1) This regulation prescribes a process (and associated duties) for dealing with goods left by the tenant on premises contaminated by methamphetamine for the purposes of section 62(3A) of the Act.
- (2) The landlord must comply with the requirement in section 62(3) of the Act and sections 62A to 62D apply, subject to the modifications set out in subclause (3).
- (3) The modifications are as follows:
  - (a) for the purposes of section 62A(2) and (3), the cost of testing, decontaminating, and retesting the goods in accordance with paragraph (d)

must be taken into account in the same way as the cost of storing, transporting, and selling the goods:

- (b) despite section 62A(3), the landlord may immediately dispose of the goods, other than personal documents belonging to the tenant, in any way the landlord thinks fit if—
  - (i) the landlord has made all reasonable efforts to find storage, testing, and decontamination solutions for the goods; but
  - (ii) storage of the goods, or testing or decontamination of the goods in accordance with paragraph (d), is not reasonably practicable:
- (c) for the purposes of section 62A(4)(a), the landlord may require the tenant to pay the landlord's actual and reasonable costs for testing, decontaminating, and retesting the goods in accordance with paragraph (d) in the same way as a landlord may require the tenant to pay the landlord's actual and reasonable costs arising out of the storage of the goods:
- (d) before selling the goods under section 62A(5)(b)(ii), the landlord must—
  - (i) test the goods for methamphetamine using any form of test that is generally accepted as reliable for detecting the presence of methamphetamine, having regard to the nature of the goods; and
  - (ii) if the test returns a result showing methamphetamine is present above 15 µg/100 cm<sup>2</sup>,—
    - (A) make all reasonable efforts to decontaminate the goods, having regard to the nature of the goods; and
    - (B) retest the goods to confirm that methamphetamine is no longer present above 15 µg/100 cm<sup>2</sup>:
- (e) for the purpose of section 62C(1)(a), **amount owing** includes the costs of testing, decontaminating, and retesting the goods reasonably incurred by the landlord.

## Schedule 1

### Transitional, savings, and related provisions

r 4

#### Part 1

##### Provisions relating to these regulations as made

There are no transitional, savings, or related provisions in these regulations as made.

Rachel Hayward,  
Clerk of the Executive Council.

#### Explanatory note

*This note is not part of the regulations but is intended to indicate their general effect.*

These regulations, which come into force on 16 April 2026, are made under the Residential Tenancies Act 1986 (the **Act**) and provide a process for identifying and managing methamphetamine contamination in residential tenancy premises.

The regulations do the following:

- prescribe a maximum acceptable level of methamphetamine, above which the premises will be considered contaminated for the purposes of the Act;
- prescribe a maximum inhabitable level of methamphetamine, above which the special rules in section 59B of the Act for terminating a tenancy apply;
- prescribe a method of testing to be used to determine whether methamphetamine is above the maximum acceptable level or maximum inhabitable level. The regulations incorporate the detailed assessment method of testing set out in New Zealand Standard 8510:2017, with specified modifications;
- require the landlord to carry out the prescribed testing method if the landlord is notified by police or a local authority of likely methamphetamine manufacture in the premises or an initial screening assessment indicates that methamphetamine may be present above the maximum acceptable level;
- prescribe a decontamination process that the landlord must complete before providing the premises to a tenant or if continuing to provide the premises to a tenant;
- require the landlord to complete the decontamination process as soon as practicable if decontamination is carried out while continuing to provide the premises to the tenant. The regulations incorporate the decontamination procedures set out in New Zealand Standard 8510:2017, with specified modifications;

- provide a process for dealing with goods left by the tenant on premises contaminated by methamphetamine. The process follows the standard process in the Act for dealing with abandoned goods with some modifications to reflect the additional risks and costs of dealing with contaminated goods.

### **Regulatory impact statement**

The Ministry of Housing and Urban Development produced a regulatory impact statement on 19 August 2025 to help inform the decisions taken by the Government relating to the contents of this instrument.

A copy of this regulatory impact statement can be found at—

- <https://www.hud.govt.nz/documents/regulatory-impact-statement-managing-methamphetamine-contamination-in-rental-housing-redacted>
- <https://www.regulation.govt.nz/our-work/regulatory-impact-statements/>

Issued under the authority of the Legislation Act 2019.

Date of notification in *Gazette*: 26 February 2026.

These regulations are administered by the Ministry of Housing and Urban Development.