

Allowing Tenants With Pets

At a glance

Pets are part of everyday life for many tenants, and today's tenancy rules provide a clear and balanced framework for allowing them in rental properties.

While pets do require a little extra consideration, landlords are still well-protected through clear consent rules, reasonable conditions, and the ability to recover pet-related damage.

For additional info -
<https://www.tenancy.govt.nz/home/search/?keyword=pet+rules>

Key things to know

- Tenants need written permission before bringing a pet into the property (unless pets are already allowed under the tenancy).
- Pet requests must be considered fairly and on a case-by-case basis.
- Landlords can say no, but only where there are reasonable grounds, such as the property not being suitable or legal restrictions applying.
- If a pet is approved, a pet bond may be charged (on top of the standard bond) to help manage risk.
- Tenants are responsible for any damage caused by their pet that goes beyond fair wear and tear.
- Any conditions around pets must be reasonable, clearly documented, and practical to enforce.

HOW PET REQUESTS WORK

1. The tenant asks

If a tenant wants to keep a pet, they must request permission from the landlord in writing.

2. The Landlord considers the request

The Landlord can approve the request with reasonable conditions, or decline it where there are valid reasons. The Landlord must reply within 21 calendar days in writing.

3. Conditions and bonds are agreed

If approved, any conditions and the pet bond must be clearly recorded as part of the tenancy. (Maximum of two weeks rent can be charged as a pet bond with one bond only per tenancy).

4. Everyone knows where they stand

If damage occurs, the tenant is responsible for fixing or covering the cost. Professional carpet cleaning can be a term of the pet consent and enforced.

BENEFITS OF ALLOWING PETS

-  Happy tenants with pets are more likely to stay longer
-  Boost demand for your property (easier & faster to rent)
-  Sometimes tenants with pets are happy to pay more
-  A pet bond adds an extra layer of protection
-  Responsible pet owners are more likely to be responsible tenants

WHEN IT'S REASONABLE TO SAY NO

-  The property isn't suitable for the type or size of pet ie: Property not fenced or section too small.
-  Legal Restrictions ie: Local Authority rules or Body corporate rules.
-  Tenant has not met local council animal bylaws ie: Pet Registration or Microchipping.
-  Tenant does not meet pet consent conditions set by the landlord.