



## Incoming Granny Flat Legislation 2025/2026

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### Exciting News for NZ Homeowners & Investors!

Starting early 2026, the New Zealand Government will implement significant changes to the Building Act and Resource Management Act (RMA), simplifying the process for constructing small standalone dwellings, commonly referred to as "granny flats."

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### Key Highlights of the Proposed Building Consent Exemption:

- **Size & Design:** Construct a new, single-storey, self-contained dwelling up to 70m<sup>2</sup> without a building consent. The structure must have a simple design and comply with the New Zealand Building Code.
  - **Construction Oversight:** All building work must be carried out or supervised by licensed building professionals, ensuring quality and compliance.
  - **Council Notification:** Homeowners are required to notify their local council before commencing construction and upon completion. This process involves obtaining a Project Information Memorandum (PIM), which provides essential information about the site and supports infrastructure planning.
  - **Resource Consent Simplification:** A new National Environmental Standard (NES) under the RMA will allow these units to be built in rural and residential zones without the need for resource consent, further streamlining the approval process.
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### When Are Building and Resource Consents Typically Required for Modular Homes?

While the upcoming exemptions will ease certain requirements, it's important to understand when consents are generally necessary:

#### **Building Consent:**

- **Structural Work:** Any building work that affects the structural integrity of a building typically requires a building consent.



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- **Plumbing and Drainage:** Installing or altering plumbing and drainage systems usually necessitates a building consent.
- **Site-Specific Factors:** Even with prefabricated components, site-specific work such as foundations and service connections may require consent.

Under the new scheme, prefabricated buildings manufactured by certified Modular Component Manufacturers (MCMs) may benefit from a shortened 10-day consenting period, focusing primarily on site-specific aspects like foundations and service connections.

### Resource Consent:

- **Zoning Regulations:** If your project doesn't comply with local zoning rules, such as height restrictions or site coverage limits, a resource consent may be required.
- **Environmental Impact:** Projects that may have significant environmental effects, such as those near waterways or on unstable land, often need resource consent.
- **Heritage and Special Areas:** Building in areas with heritage significance or special environmental considerations may necessitate resource consent.

It's advisable to consult with your local council early in the planning process to determine the specific requirements for your project. Mountain Mods can assist with this engagement.



### How Mountain Mods Aligns with These Changes:

At **Mountain Mods**, our modular homes are meticulously designed to meet and exceed these upcoming regulations:

- **Modular Design:** Our prefabricated units are crafted for simplicity and compliance, making them ideal for the new consent exemptions. They feature steel frameworks combined with double-glazed windows and EPS panel insulation systems.



Mountain Mods Ltd



MX Management Ltd

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- **Licensed Construction:** We collaborate closely with our suppliers to ensure all aspects of our builds, including electrical and structural components, comply with the New Zealand Building Code.
  - **Efficient Deployment:** With the reduced red tape, our modular homes can be deployed more quickly and cost-effectively, benefiting both homeowners and investors without unnecessary council engagement and consenting processes.
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### **Ready to Expand Your Living Space or Invest in Affordable Housing?**

With these regulatory changes on the horizon, now is the perfect time to plan your next project.

 Website: [www.mountainmods.nz](http://www.mountainmods.nz)

 Email: [admin@mountainmods.nz](mailto:admin@mountainmods.nz)

Let **Mountain Mods** help you make the most of these exciting new opportunities!

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**For more detailed information on the proposed changes, visit the official Building Performance website:** [www.building.govt.nz](http://www.building.govt.nz)

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### **Next Steps**

Ready to move forward? Just reach out to the **Mountain Mods team** with your site details, and we'll connect you with MX Management to get started.