

Request to keep a pet at a rental property

What's this form for?

- This is a recommended template to help make informed decisions for requests to keep a pet at a rental property.
- Tenants complete part A of this form to request approval to keep pet/s at a rental property.
- Landlords complete part B of this form to respond to the tenant's request.
- We recommend keeping a copy of this for your records (for example, attaching this to your tenancy agreement).

How to use this form

- Tenants provide information about the pet/s they want to keep at the rental property.
- If you do not yet have your pet, complete as much information as possible about the kind of animal/s you intend to keep.
- The landlord must say yes to the request to keep a pet, unless there are reasonable grounds to say no.
- If the landlord approves the pet, they can ask the tenant to agree to reasonable conditions. An example is asking for a pet bond of up to 2 weeks' rent.
- You can complete this form using a PDF reader and add your electronic signature, or you can print it out.
- If there is not enough space anywhere on this form, you can add attachments.
- More information about the rules for pet consent is provided on the last page of this template.

Exceptions

- Tenants **do not** need to ask for landlord approval for disability assist dogs. Disability assist dogs are exempt from pet consent and pet bond rules.
- Tenants with a lawful pet at their rental property before 1 December 2025 **do not** need to ask their landlord again for pet consent.

Terms used in this form

- **Tenants** means all tenants listed on the residential tenancy agreement.
- **Landlord** means a person who grants the right to occupy residential premises.
- **Rental property** means a rented residential premises under the *Residential Tenancies Act 1986*.
- **Pet** means an animal kept for companionship and leisure. It does not include disability assist dogs.
- **Disability assist dogs** means a dog trained and certified by organisations authorised under Schedule 5 of the *Dog Control Act 1996*.

A. Tenant to complete

1. Address of the rental property: _____

Postcode: _____

2. Pet details

Type of pet/s: _____

Number of pet/s: _____

Microchip number/s for dogs or cats only (optional): _____

Additional information (you may also want to give information explaining why you think your pet/s should be approved).

If helpful, you can respond to the questions below:

- How is the rental property suitable for the pet/s? (for example, size of the property, outdoor areas, gates/fences)
- Are the pet/s permitted under local council laws? (for example, consider any local council restrictions or approvals required for types or numbers of animals)
- Do you have permits or licences for the type of animal, if needed? (for example, you must have a Wildlife Act authorisation for lizards and kākāriki)
- Will the pet/s be kept inside, outside or in an enclosure? (for example, hutch, cage or fish tank)

It's important that you provide enough information about the pet so that the landlord knows what they are consenting to. Otherwise, this could result in the landlord reasonably refusing consent.

(Note: *If you are requesting consent for multiple pets, be clear about which animal/s you are referring to*)

Have you included any attachments? (for example, more information, photo of pets, photo of enclosure, registration information etc.) ☐ Yes ☐ No

3. How this request is given to the landlord

When you give notice in a tenancy, it's not considered received until the other person gets it.

The time it takes for the notice to be received depends on how you deliver it. This extra time is called 'service time' and is shown in the brackets below. The delivery date is the date you send this to your landlord, plus any service time.

Delivery date: [] By (tick):

- ☐ mail (*allow 4 extra working days)
- ☐ placed into letterbox (*allow 2 extra working days)
- ☐ sent to an electronic address given as an additional address for service after 5pm (*allow 1 extra working day)
- ☐ fax to a facsimile number given as an additional address for service (*if sent by fax after 5pm, allow 1 extra working day from but not including today)
- ☐ handed to landlord or sent to an electronic address given as an additional address before 5pm on the date of the notice (the first day will be the next calendar day)

4. Signature/s of the tenant/s

Any tenant named on the tenancy agreement can request consent to keep a pet. You don't need approval from other tenants, but we recommend discussing it with them since all tenants are responsible for any pet-related damage beyond fair wear and tear.

If there are more than three tenants, please include further details in an attachment.

- a. Print name: _____
Signature: _____ Date: _____
- b. Print name: _____
Signature: _____ Date: _____
- c. Print name: _____
Signature: _____ Date: _____

B. Landlord to complete

1. Landlord's response to the pet request

You must respond to the tenant's request within 21 calendar days. This can be done by completing and giving them this form. You should discuss the request with the tenant/s before making your decision.

You can only refuse a pet based on reasonable grounds; examples of reasonable grounds are provided in **section B3**.

Note: You can approve some animals but not others (for example, approve two dogs, refuse one dog).

☐ **I consent** to the following animal/s being kept at the rental property:
(Please list each animal. Any conditions for the pet/s must be included in **section B2**)

☐ **I do not consent** to the following animal/s being kept at the rental property:
(Please list each animal. The reasons for refusal must be provided in **section B3**)

2. Conditions for approval – if applicable

The landlord can include reasonable conditions when giving consent. For example:

- payment of a pet bond, up to 2 weeks' rent
- pet must be lawfully restrained during landlord visits
- requiring the tenant to have the carpets cleaned to a professional standard at tenancy end. **Note:** *This can only be a condition if the animal will live indoors, and the condition is appropriate for the type of animal and the rental property (for example, keeping a goldfish should not require the tenant to commit to carpet cleaning to that standard).*

Conditions should be discussed with the tenant/s before making a decision.

I have discussed the conditions with the tenant/s ☐ Yes ☐ No ☐ N/A

Are there any conditions of consent? ☐ Yes ☐ No

If **yes**, please clearly explain this below.

Reasonable conditions: these conditions must **only** relate to the tenant keeping the animal at the property. Clearly explain the reasonable conditions and which pet/s the conditions apply to:

3. Reasons for refusal – if applicable

The landlord must have reasonable grounds for refusing (for example, fencing, size of the premises, legal restrictions, unsuitability of the pet/s).

Please clearly explain your reasons below:

4. General consent – optional

If the landlord is satisfied with the type of animal/s and number of animals given consent in this form, they can provide an ongoing general consent to have up to the approved amount of this type of animal at the rented property.

For example: If the landlord has approved a cat and that cat dies, the tenant may get another cat without asking for permission again.

I give consent for the tenant to replace an existing approved animal with one of the same type.

☐ Yes

☐ No

5. Signature of the landlord

Print name: _____

Signature: _____ Date: _____

Important information for landlords and tenants

Landlords must respond to pet requests within 21 calendar days. The landlord may request more information about the pet if there is not enough provided in the tenant's request, but they will still need to respond within 21 calendar days.

Landlords must say yes to the request, unless there are reasonable grounds to say no, such as:

- the property not suitable (for example, no fencing, limited space)
- local rules or bylaws prohibit pets
- the pet is dangerous or disruptive
- the tenant has previously broken pet-related rules or refuses reasonable conditions.

If permission is granted:

- the written response should be kept for your records, or attached to the tenancy agreement
- landlords may include reasonable conditions to keeping the pet, such as charging a pet bond (up to 2 weeks' rent), in addition to the general bond (up to 4 weeks' rent).
- pet bonds must be lodged with Tenancy Services within 23 working days, and a receipt must be provided
- tenants are responsible for any pet-related damage beyond fair wear and tear
- if multiple tenants are listed on the tenancy agreement, all may be held responsible for pet-related damage.

Note: Disability assist dogs are exempt from pet consent and pet bond rules.

For further information and guidance:

Go to www.tenancy.govt.nz and search 'pets'.

Go to www.legislation.govt.nz and use the keywords 'Residential Tenancies Act 1986'. Go to Section S42C-42G for information on pet consent.

If you are a tenant and think the landlord's reason for refusing a pet is not applicable, or a condition they have set is unreasonable, you should speak to your landlord first to come up with a solution. If you come to an agreement, make sure it is documented. If you cannot agree on a solution there are other options to help resolve the issue. To learn more about dispute options go to www.tenancy.govt.nz and search 'disputes'.