

Granny flats for building professionals

JANUARY 2026

The granny flats building consent exemption allows homeowners to build a new, standalone, single-storey dwelling up to 70 square metres without a building consent, provided all exemption conditions are met.

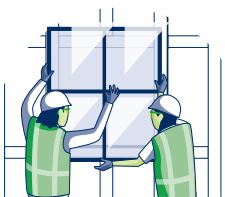
- › All design and building work on granny flats must be carried out or supervised by licensed building professionals.
- › You are responsible for ensuring your building work complies with the Building Code and exemption conditions.
- › You must provide required documentation, Certificates of Work (CoWs) and Records of Work (RoWs) to homeowners, and RoWs to councils.

What building professionals need to know and do at each stage



1. PLAN AND DESIGN A GRANNY FLAT

- › **Ensure the granny flat meets the exemption:** The granny flat must be new, standalone, up to 70 square metres, single-storey, self-contained and meet all other exemption conditions.
- › **Coordinate with designers and homeowners:** Ensure plans and specifications are clear, buildable and compliant.
- › **Provide the right paperwork:** You must provide a written contract, standard checklist and disclosure statement for jobs over \$30,000, or if the homeowner asks for it.



2. BUILD A GRANNY FLAT

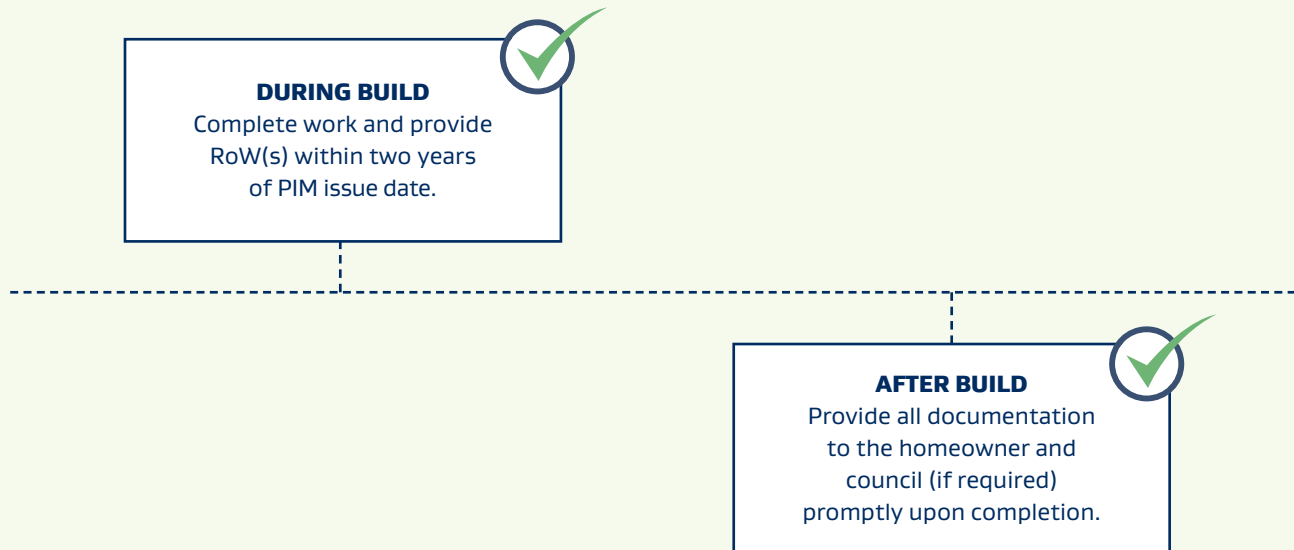
- › **Build to plans:** Once a project information memorandum (PIM) is issued by the council, follow the approved plans and specifications exactly.
- › **Supervise unlicensed workers:** Ensure all work meets compliance and quality standards.
- › **Manage changes:** Any changes must be reviewed for compliance – update plans and CoWs as needed.



3. COMPLETE A GRANNY FLAT

- › **Provide Records of Work (RoW):** Issue RoWs for all restricted building work to both the homeowner and council.
- › **Provide certificates:** Plumbers, drainlayers, electricians, and gasfitters must provide compliance and safety certificates within 20 working days of completion to the homeowner.
- › **Support documentation:** Assist homeowners in collecting all required documentation for council submission.

Timelines



Tips

- › Failure to comply or provide documentation to the homeowner and council can result in disciplinary action, fines, or loss of licence.
- › Consumer protection provisions apply: written contracts are required for work \$30,000 or over (including GST), defect repair period (12 months) and implied warranties (10 years).
- › Keep thorough records.
- › Work to a high standard so homeowners feel confident their granny flat is safe and complies with the Building Code.



For more information, visit building.govt.nz/grannyflats or
Contact us – Building Performance