

Granny flats for councils (territorial authorities)

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.

- › A council's role is limited to issuing project information memoranda (PIMs), collecting development contributions and storing records for exempt granny flats.
- › Councils do not inspect, approve or certify compliance for exempt work.
- › Councils must provide site-specific information and advice in the PIM but are not liable for the compliance of the build.

What councils need to know and do at each stage



1. PRE-CONSTRUCTION

- › **Receive PIM applications:** Check for completeness and issue PIM within 10 working days.
- › **Provide PIM and additional information:** Use prescribed forms, and include site hazards, infrastructure, heritage, bylaws, district plan requirements and whether the proposal is likely to meet exemption criteria.
- › **Issue development contribution notices:** If applicable, notify the owner of required payments.



2. DURING CONSTRUCTION

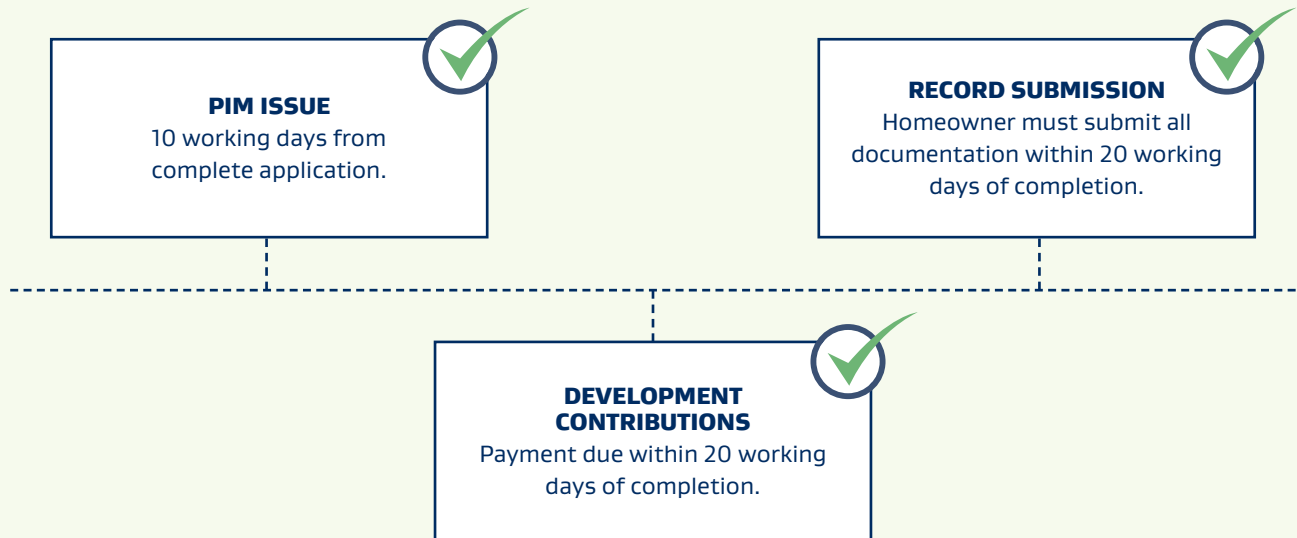
- › **No approvals or inspections:** Councils do not approve, monitor or inspect exempt work.
- › **PIM extension application:** Assess applications for PIM extensions.



3. COMPLETION

- › **Receive documentation:** Collect final plans, Certificates of Work (CoWs) and certificates of compliance from the homeowner and, Records of Work (RoWs) from the homeowner and Licensed Building Practitioners (LBPs) within 20 working days of completion.
- › **Store records:** Add documentation to the property file and include in future land information memoranda (LIMs).
- › **No compliance assessment:** Councils are not responsible for reviewing or certifying compliance of submitted records.

Timelines



Tips

- › Councils may issue a Notice to Fix if non-compliance or unsafe work is identified.
- › Councils have good faith liability protection for information provided in PIMs.
- › Councils do not issue code compliance certificates for exempt granny flats.
- › Councils cannot collect a building levy for granny flats that do not have a building consent.
- › Councils can collect a PIM application fee and can collect development contributions.



For more information, visit **building.govt.nz/grannyflats** or email us at **building@mbie.govt.nz**

Homeowners can contact us at **Contact us – Building Performance**